Karen Johnson Davidson County
Batch# 306110 DEEDWARR
10/25/2019 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $869.13
20191025-0109542

# WARRANTY DEED

Kelly Dorsey State of Tennessee Notary Public Rutherford County

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 4.18.21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jessica L. Molina | New Owner | 042 07 0 052.00 |
| (NAME) | (NAME) | |
| 702 N Graycroft Ave. | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David W. Anderson, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jessica L. Molina, a single woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section One, Morning View Subdivision, of record in Book 2133, Page 95, Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 120 feet on the east side of Graycroft Avenue and runs back between lines, 340.83 feet on the north line and 339.9 feet on the south line to a dead line in the rear on which it measures 120 feet.

BEING the same property conveyed to David W. Anderson by Warranty Deed from Hazel B. Jackson, Executrix of The Estate of Willie F. Lannom, dated May 11, 2000 and recorded June 20, 2000 in Instrument Number 20000620-0061242, Register's Office for Davidson County, Tennessee.
Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 702 N Graycroft Ave., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 22nd day of October, 2019.

David W. Anderson

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Anderson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of October, 2019.

Notary Public
My Commission Expires: 6/19/23

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

File No.: 20192201

# True Copy Certification

I, Kelly Dorsey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelly Dorsey
Signature

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Danielle Marie Crane, a notary public for this county and state, Kelly Dorsey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Danielle Marie Crane
Notary's Signature

My Commission Expires: 4/18/21

Notary' Seal

