Karen Johnson Davidson County
Batch# 306842 DEEDWARR
10/28/2019 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $773.30
20191028-0110260

WARRANTY DEED

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-30-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel De Jesus (NAME)	Primary Residential Mortgage (NAME)	80-03-0-047.00
3411 Cocoa Drive (ADDRESS)	1795 International Way (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Idaho Falls, ID 83402 (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, **Excel Builders of Tennessee, a Tennessee Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rachel De Jesus, an unmarried 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:

Being Lot No. 506, Section Eight, Bordeaux Hills, of record in Plat Book 4175, page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Excel Builders of Tennessee by Warranty Deed from Veronica Warren, Derrick Warren and Devan Warren dated April 10, 2019 of record in Instrument Number 20190412-0033752, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2020 and subsequent years a lien, but not yet due and payable.

All matters shown on the Plan of record in Plat Book 4175, page 113, Register's Office for Davidson County, Tennessee.

Covenants conditions and restrictions as set forth in Book 4397, page 742, Register's Office for Davidson, Tennessee.

Any and all zoning regulations, building restrictions and set back lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 3411 Cocoa Drive, Nashville, TN 37218
(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.

Excel Builders of Tennessee

By: Dwayne L. Bell, Sr., President

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Dwayne L. Bell, Sr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Excel Builders of Tennessee and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

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

Notary Public

My Commission Expires: 11.8.21

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 201908064

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER