NEW OWNER:
Micaela Bray
1382 Rural Hill Road
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-482

MAP & PARCEL
163-02-0C-064.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 311070 **DEEDWARR**
11/05/2019 08:33:40 AM 3 pgs
Fees: $18.00 Taxes: $626.22

20191105-0113909

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED SIXTY NINE THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS ($169,250.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RexAnn Underwood,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Micaela Bray, single woman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64, Unit No. 156 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to RexAnn Underwood by Warranty deed from Betty L. Jones, a single person of record in Instrument No. 20170308-0022926 Register's Office for Davidson County, Tennessee, dated March 06, 2017 and recorded on March 08, 2017.

Being also known as 1382 Rural Hill Road Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 4 day of **November, 2019**.

RexAnn Underwood

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RexAnn Underwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of **November, 2019**.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **169,250.00**.

AFFIANT

Sworn to and subscribed to before me this 4th day of **November, 2019**.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY