Karen Johnson Davidson County
Batch# 313779 DEEDWARR
11/08/2019 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $616.79
20191108-0115777

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,700.00

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr. Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
LaRae A. Bodley		163 16 0A 185.00
(NAME)	(NAME)	
1625 Cardigan Way	New Owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Corey Howell, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LaRae A. Bodley**, 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 Unit No. 323 on the Final Plat of Phase 3-A, Provincetown, of record in Instrument No. 20060907- 0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Corey Howell, an unmarried man by Deed from Centex Homes, a Nevada General Partnership, dated April 5, 2007 and recorded April 10, 2007, as Instrument No. 20070410-0042685, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1625 Cardigan Way, Antioch, TN 37013

GRANTEE: LARAE A. BODLEY IS AN UNMARRIED WOMAN.

File Number: MFR-1909769SSO

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 our hands this 29 day of October, 2019

Corey Howell

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Corey Howell, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2019.

Notary Public

My Commission Expires: 9-20-21

(SEAL)

JACOB L ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEP 20, 2020

File Number: MFR-1909769SSO

True Copy Certification

I, **Shelly Walling**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelly Walling

Shelly Walling

State of **Tennessee**
County of **Davidson**

Personally appeared before me, Chasity Petty**,** a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty

My Commission Expires: 9/20/2021



SEAL