WARRANTY DEED

Karen Johnson Davidson County
Batch# 324183 DEEDWARR
12/04/2019 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20191204-0124699

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-1-2023

(AFFIX SEAL)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-5524

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maritza Esparra	Mortgage Investors Group	
(NAME)	(NAME)	
409 Sunset Court	8320 East Walker Springs Lane, Ste. 300	086040B00700CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Keith D. Jefferson and wife, Angie E. Jefferson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Maritza Esparra**, **an unmarried woman**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8 on the plan of Section One, Sunset Oaks, of record in Plat Book 7900, Page 600, and Surveyor's Certificate of Correction recorded in Book 9092, Page 376, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Keith D. Jefferson and wife, Angie E. Jefferson by Warranty Deed from Mark Allen Worton and wife, Melissa Anne Worton, dated 01/23/2004 and recorded 01/30/2004, of record in Instrument 200401300011687, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 7900, Page 600 and Surveyor's Certificate of Correction Book 9092, Page 376, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 9082, Page 567 and First Amendment to the By-laws recorded as Instrument 201602090012575, Register's Office for Davidson County, Tennessee. Easement recorded in Book 9229, Page 165, Register's Office for Davidson County, Tennessee. Articles of Incorporation of Sunset Oaks Property Owners Association of record in Instrument 199912070300671, Register's Office for Davidson County, Tennessee.

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, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 409 Sunset Court, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of December, 2019.

Keith D. Jefferson

Angie E. Jefferson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith D. Jefferson and Angie E. Jefferson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of December, 2019.

Debbie A. Mitchell

Notary Public:
My Commission Expires: 5/17/2021

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM