WARRANTY DEED

Karen Johnson Davidson County
Batch# 330565 DEEDWARR
12/16/2019 03:12:14 PM 2 pgs
Fees: $13.00 Taxes: $1,047.10

20191216-0129639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 19-112046

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jillian N. Fernow	SWBC Mortgage Corporation	161-09-0A-037.00-CO
(NAME) 4825 Bevendean Drive	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
LESLEIGH HAYES, UNMARRIED
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JILLIAN N. FERNOW, 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:

Land in Davidson County, Tennessee, being Townhome Unit No. 4825, a/k/a Lot 47, as set forth in the Master Deed Establishing Brighton Village, phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 101, et seq, as amended of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965, in the Register's Office for Davidson County, Tennessee, said unit also being shown as part of Exhibits E and A to said Master Deed, as amended.

Being the same property conveyed to Lesleigh Hayes, unmarried by Warranty deed from Erica Brooke Wright, married of record in Instrument No. 20131021-0109338 Register's Office for Davidson County, Tennessee, dated October 04, 2013 and recorded on October 21, 2013. (Value of consideration shown in aforementioned deed $208,000.00.) Being also known as 4825 Bevendean Drive 4825, a/k/a Lot 47 Nashville, Tennessee 37211.

unimproved ☐
This is ☒ property, known as 4825 Bevendean Drive, Nashville, TN 37211
improved

(House No.) (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 our hands this 13th day of December, 2019.

Lesleigh Hayes

STATE OF TENNESSEE

COUNTY OF Williamson

On this 13th day of December, 20 19, before me personally appeared Lesleigh Hayes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Printed Name: Brianna Bartelsmeyer

Serial Number, if any: _____

My Commission Expires: 9-06-2022