RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF SUMNER)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$269,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

Karen Johnson Davidson County
Batch# 339012 DEEDWARR
01/06/2020 02:27:09 PM 2 pgs
Fees: $13.00 Taxes: $995.30

20200106-0001648

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
CARLA MARIA CIUFFO **3709 Burrus Street** **Nashville, TN 37216**	SWBC Mortgage 9311 San Pedro #100 San Antonio TX 78216	**072-02-0-077.00**

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, **I, JERRY W. DRAKE, a married person**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS **DO TRANSFER AND CONVEY UNTO**

CARLA MARIA CIUFFO and spouse, ANGELA McLOUGHLIN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 101 on the map of Craig's Subdivision of the Crownover Property, as of record in Book 894, Pages 640 & 641, Register's Office, Davidson County, Tennessee.

Said Lot 101 fronts 50 feet on the westerly side of Burrus Street or Avenue and runs back between parallel lines 140 feet to the easterly line of Lot No. 109.

BEING the same property conveyed to Jerry W. Drake, by Warranty Deed from Kimberly Ann Reini and Angela Renee Rathle, dated November 5, 2018 and recorded November 9, 2018 in Instrument No. 20181109-0111127, in the Register's Office of Davidson County, Tennessee.

This is investment property and is not and never has been the residence of Grantor nor his spouse.

This is improved property known as 3709 Burrus Street, Nashville, TN 37216

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 hand this 3 day of January, 2020

Jerry W. Drake
JERRY W. DRAKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JERRY W. DRAKE, a married person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

3rd WITNESS my hand and official seal at Nashville, Tennessee, on this day of January, 2020.

Marka L. Nettle
Notary Public

My Commission Expires: 12/22/2021

