Karen Johnson Davidson County
Batch# 345864 DEEDWARR
01/21/2020 01:56:30 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20200121-0007352

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Angela Bateson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of January, 2020

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9-18-23
(AFFIX SEAL)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Peter J DonFrancesco	Tennessee Trust Mortgage, Inc.	126 16 0A 648.00
(NAME)	(NAME)	
1553 Bending River Drive	6398 Hwy 41-A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Pleasant View, TN 37146	
(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, **Jennifer Caron, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Peter J DonFrancesco, a single man**, 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 Lot(s) 519, as shown on the map entitled Final Plat Parkview at Riverwalk, Phase 2, a Cluster Lot Development, of record in Instrument 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Preston Brent Reece, unmarried and Mae Frances George, unmarried, as tenants in common with right of survivorship by Warranty Deed from Matthew A. Kuyper and Margaret E. Kuyper, husband and wife dated October 31, 2013 and recorded November 1, 2013 as Instrument No. 20131101-0113612, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Preston Brent Reece, unmarried by Quitclaim Deed from Mae Frances George, unmarried dated February 10, 2015 and recorded March 2, 2015 as Instrument No. 20150302-0017744, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jennifer Caron by Warranty Deed from Preston Brent Reece, married dated November 29, 2018 and recorded November 30, 2018 as Instrument No. 20181130-0116963, 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.

File Number: GRN-1912902FC

unimproved ☐

This is improved ☒ property, known as 1553 Bending River Drive, Nashville, TN 37221

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 16 day of Jan., 2020

Jennifer Caron

STATE OF CA

COUNTY OF SANTA CLARA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jennifer Caron, 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 16th of January, 2020.

Notary Public

My Commission Expires: NOV 8th, 2020

(SEAL)

ABP1 VIJAY KUMAR Comm. No. 2171269 NOTARY PUBLIC - CALIFORNIA SANTA CLARA COUNTY My Comm. Expires Nov. 8, 2020 ABP1

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: GRN-1912902FC