Karen Johnson Davidson County
Batch# 359532 DEEDWARR
02/18/2020 11:01:30 AM 2 pgs
Fees: $13.00 Taxes: $514.30
20200218-0017835

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-2023
(AFFIX SEAL)

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JULY 17, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kiara Rainey	LoanDepot.com, LLC	Parcel ID: 136 03 0A 061.00
(NAME)	(NAME)	
4000 Anderson Rd.	26642 Towne Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Foothill Ranch, CA 92610	
(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, **Lindsey D. Garcia, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kiara Rainey, an 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 Townhouse No. 61, Building 11, on the Plan of Phase I, Condominium Townhouses, Priest Lake Park, of record in Plat Book 4460, Page(s) 79 and 88, Register s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pamela Lynn Justice and Joseph William Parker, Jr., wife and husband by Warranty Deed from Kathleen Ochoa dated February 28, 2017 and recorded March 03, 2017 as Instrument No. 20170303-0021520, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Lindsey D. Young, ** **aka Lindsey D. Garcia,** unmarried woman by Warranty Deed from Pamela Lynn Justice and Joseph William Parker, Jr., Wife and Husband, dated April 25, 2018 and recorded April 30, 2018 as Instrument No. 20180430-0040438, 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 4000 Anderson Rd., Unit 61, Nashville, TN 37217

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 February, 2020

Lindsey D. Garcia

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 Lindsey D. Garcia, an unmarried woman, 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 13th of February, 2020.

Notary Public

My Commission Expires:

(SEAL) 12/20/2020

KAREN E TINDALL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

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 RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

Warranty Deed