Karen Johnson Davidson County
Batch# 361817 DEEDWARR
02/24/2020 09:57:10 AM 2 pgs
Fees: $13.00 Taxes: $1,132.20
20200224-0020058

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 306,000.00

Affiant Signature

Subscribed and sworn to before me on this the 18th day of February, 2020

Notary Public

My Commission expires 3/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
GLORIA M. HEMENWAY
1030 28TH AVE N
NASHVILLE, TN 37208

SEND TAX BILLS TO:
Brokers Solutions, Inc., dba New American Funding
14511 Myford Road
Suite 100
Tustin, CA 92780

MAP AND PARCEL NUMBER: Tax ID: 09202016700

WARRANTY DEED

19NT01350

Effective the 18th day of February, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

TIFFANI L. LESLIE, AN UNMARRIED WOMAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

GLORIA M. HEMENWAY, A MARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Being Lot No. 42 of Block 26 on the Map of Re-Subdivision of Heffernan Place (erroneously referred to as Hefferman Place in Prior conveyance) of record in Book 161, Page 138, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Said Lot No. 42 fronts 50 feet on the easterly side of 28th Avenue North and runs back between parallel lines, 150 feet to an alley.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Tiffani L. Leslie, an unmarried woman , by Special Warranty Deed from US Bank National Association as Trustee , dated 06/30/2010 and recorded 07/02/2010 as Document No. 20100702-0052212 , Register's Office for Davidson County, Tennessee .

This is an improved property commonly known as 1030 28th Ave North, Nashville, TN 37208.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 18th day of February, 2020

TIFFANI L. LESLIE
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **TIFFANI L. LESLIE,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 18th day of February, 2020.

Notary Public

My commission expires: 3/15/21

