WARRANTY DEED

Karen Johnson Davidson County
Batch# 384881 DEEDWARR
04/13/2020 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $612.16
20200413-0038462

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th Day of April, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-06-2022

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Javier Garcia	Javier Garcia	034-13-0-230.00
(NAME) 214 Edgemeade Drive	(NAME) 1214 Delrose Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Bell Buckle, TN 37020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Audrey F. Lewis**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Javier Garcia**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Tract or Parcel of Land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 27 on the Plan of Edgemeade Farm Subdivision of record in Book 3600, Page 69, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Being the same property conveyed to Cynthia J. McCrary, a single person by Special Warranty Deed from Secretary of Veterans Affairs, dated 06/30/2000, and Recorded 06/29/1999 of record in Deed Book 11547, Page 879, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melinda Gayle Pitmon and Audrey F. Lewis by Quitclaim Deed from Cynthia J. McCrary, a single person, dated 06/30/2000, and Recorded 07/07/2000 of record in Deed Instrument 200007070067319, and Re-Record recorded in Instrument 200007130063946, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Audrey F. Lewis by Quitclaim Deed from Melinda Gayle Pitmon, dated 04/07/2010, and Recorded 04/08/2010 of record in Deed Instrument 201004080026601, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 214 Edgemeade Drive, Madison, TN 37115
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8th Day of April, 2020 .

Audrey F Lewis

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Audrey F Lewis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of April, 2020.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

True Copy Certification

I, Brianna Bartelsmeyer Turner, do hereby make oath that I am a licensed attorney and/or the 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020