Karen Johnson Davidson County
Batch# 402671 DEEDWARR
05/19/2020 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20200519-0051925

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Felipe Mandujano
4776 Bowfield Dr.
Antioch, TN 37013
SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

(Map 148-12-0; Parcel 027.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **BEATRICE FAY ROSSON, UNMARRIED,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfers and conveys unto **FELIPE MANDUJANO** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot No. 4, Lori Heights, according to plat and survey of same appearing of record in Plat Book 3106, Page 123, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEGINNING at a point in the Westerly margin of Lori Drive, the common corner of Lots Nos. 3 and 4; thence with the dividing line between said lots Westwardly 150.01 feet to a monument; thence Northwardly with the dividing line between Lots Nos. 4 and 5, 133.20 feet to a point in the Southerly margin of Lydia Drive; thence with the Southerly margin of Lydia Drive 17.34 feet to a monument; and continuing 104.33 feet to a monument in the Westerly side of Lori Drive; thence with the Westerly side of Lori Drive Southwardly 107.98 feet to the point of beginning.
>
> BEING the same property conveyed to John D. Rosson and wife, Beatrice Fay Rosson, by Warranty Deed dated July 21, 1967, from Richard Curtis Whitehead and wife, Dorothy Whitehead, recorded July 21, 1967 in Book 4154, Page 403, in the Register's Office of Davidson County, Tennessee. The said John D. Rosson died March 3, 3005, leaving title vested in wife, Beatrice Fay Rosson, as surviving tenant by the entirety.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 901 Lydia Drive, Nashville, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 11th day of May, 2020.

Beatrice Fay Rosson by Deborah R. Lawrence, her Attorney-in-Fact

BEATRICE FAY ROSSON BY
DEBORAH R. LAWRENCE,
HER ATTORNEY-IN-FACT

20200514-0050735

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 Deborah R. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Beatrice Fay Rosson, and acknowledged that she executed the same as the free act and deed of the said Beatrice Fay Rosson for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20200420-0040971, in the Register's Office of Davidson County, Tennessee and by Affidavit in Support of Continuing Authority of record in Instrument No. ~~*~~ _____, said Register's Office.

Witness my hand and official seal, this the 11th day of May, 2020.

_____
Notary Public

My Commission Expires: **June 21, 2022**

(SEAL)

LESLIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 11th day of May, 2020.

_____
Notary Public

My commission Expires: _____

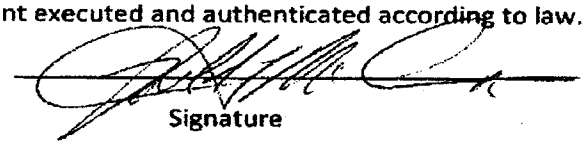
File No. GTS1-2020-345

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021

True Copy Certification

I, Russell J. McCann, 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.

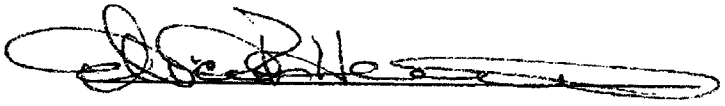


Signature

State of Tennessee

County of Williamson

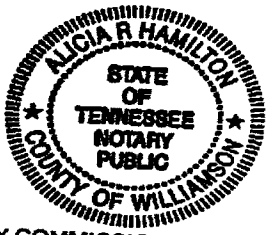
Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: _____

Notary' Seal



MY COMMISSION EXPIRES:
JULY 28, 2021