Karen Johnson Davidson County
Batch# 423117 DEEDWARR
06/22/2020 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200622-0066848

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrea Dean, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy Wells, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Situated in Davidson County, Tennessee, being Unit No. 47, on the Plan of Barnes Crossing, Phase One, a Horizontal Property Regime of record in Master Deed in Instrument Number 20050721-0084791, as rerecorded in Instrument Number 20050805-0092480, as amended in Instrument Number 20051114-0136938 and 20071227-0147998, together with the appurtenant interest in common elements of Barnes Crossing, a Horizontal Property Regime, in the Register's Office for County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" thereto, of the aforementioned Master Deed, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrea Dean, unmarried by Warranty deed from Sara R. Moggio, unmarried of record in Instrument No. 20150902-0089173 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 02, 2015. (Value of consideration shown in aforementioned deed $144,000.00.)

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1800 Shaylin Loop, Antioch, TN 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Ascend Federal Credit Union
520 Airpark Drive
Tullahoma, TN 37388

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
173-05-0A-047.00

WITNESS THE EXECUTION HEREOF this 15th day of June, 2020.

Andrea Dean

Andrea Dean

State of Tennessee)
County of Davidson)

On this 15th day of June, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrea Dean and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 215,000.00.**

Julie Bailey
Affiant

Sworn and subscribed before me on this the 17th day of June, 2020.

Carmen Coats
Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022