Karen Johnson Davidson County
Batch# 466362 DEEDWARR
08/28/2020 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20200828-0097987

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2242TN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of August, 2020.

Notary Public

Commission Expiration: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Taylor Elizabeth Tieche 1047 Zophi Street Nashville, TN 37216	**Highlands Residential Mortgage, LTD.** **12001 N Central Expressway, Suite #750** **Dallas, TX 75243**	072 06 0P 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Crystal Mears and spouse Terra Mears**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Elizabeth Tieche, 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:

Property known as 1047 Zophi Street Nashville, TN 37216, County of Davidson to wit:

Land in Davidson County, Tennessee, being Unit 1047, as shown on the plan entitled Declaration of Covenants, Conditions, and Restrictions for 1047 and 1049 Zophi Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20150623-0060253, and as amended by Instrument No. 20150701-0063561, Instrument No. 20150811-0080394, and Instrument No. 20170417-0037058, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Crystal Mears and spouse, Terra Mears, by deed from Integrity First Ventures, LLC dated 05/15/2017 filed and recorded 05/17/2017 of record in Instrument No. 20170518-0049140, said Register's Office.

Tax Map and Parcel ID is as follows 072 06 0P 001.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1047 Zophi Street, Nashville, TN 37216

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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and

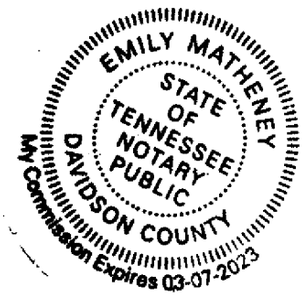
whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of August, 2020.

Crystal Mears

Crystal Mears

Terra Mears



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2020, before me personally appeared **Crystal Mears and spouse Terra Mears**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 27th day of August, 2020.

Notary Public

Commission Expiration: 03/07/2023

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY