Karen Johnson Davidson County
Batch# 529283 DEEDWARR
12/10/2020 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20201210-0144508

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2020.

Lissa Groom
Notary Public
MY COMMISSION EXPIRES: 9.16.2024
File No. 20-10976

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Luis A. Fonseca, Jr and Melanie M. Fonseca (NAME)	Mortgage Investors Group (NAME)	95-4-173
203 Graylynn Drive (STREET ADDRESS)	8320 East Walker Srpings Lane, Suite 200 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kandice W. Billingsley and Mason Young, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis A. Fonseca, Jr., a married man and wife, Melanie M. Fonseca**, 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Eva-More Heights of record in Book 1424, page 149, Register's Office of said county.

Said Lot No. 23 fronts 70 feet on the easterly margin of Graylynn Drive and extends back 179.13 feet on the northerly line and 200.21 feet on the southerly line to a dad line in the rear measuring 103.3 feet thereon.

Being the same property conveyed to Kandice W. Billingsley by Quitclaim Deed dated February 16, 2005 from Alan Christian Witt, recorded February 28, 2005, in Instrument Number 20050228-0021807, in the Register's Office of Davidson County, Tennessee. Kandice W. Billingsley and Alan Christian Witt are now divorced in Pursuant to the Final Divorce Decree, Case No. 04D 3460, in the Circuit Court for Davidson County, Tennessee. Kandice W. Billingsley is now married to Mason Young.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 149, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 203 Graylynn Drive, Nashville, TN 37214.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 1st day of December, 2020.

Kandice W. Billingsley

Mason Young

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st day of December, 2020, before me personally appeared Kandice W. Billingsley and Mason Young, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2020.

BRYAN R. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Bryan R. Miller
Notary Signature
My commission expires:
9.20.21

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

