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

Karen Johnson Davidson County
Batch# 588612 DEEDWARR
03/10/2021 11:12:39 AM 2 pgs
Fees: $13.00 Taxes: $4,046.32

20210310-0031373

39-B
File #21-1159

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 **Heath H. Edwards and Carolyn Wahl Edwards, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Antonio Garcia Sansigre, a married man**, 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:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of 4100 Westlawn Drive of record in Plat at Instrument No. 20140924-0088027, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Heath H. Edwards and Carolyn Wahl Edwards, husband and wife by Warranty deed from Indigo Development, LLC, a Tennessee limited liability company of record in Instrument No. 20150723-0072376 Register's Office for Davidson County, Tennessee, dated July 20, 2015 and recorded on July 23, 2015.

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: 4100 Westlawn Drive, Nashville, TN 37209.

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.

NEW OWNER:
Antonio Garcia Sansigre
4100 Westlawn Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
103-08-0-297.00

WITNESS THE EXECUTION HEREOF this 9th day of March, 2021.

Heath H. Edwards

Carolyn Wahl Edwards

State of Tennessee)
County of Davidson)

On this 9th day of March, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Heath H. Edwards and Carolyn Wahl Edwards, 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 L. 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: **$ 1,093,600.00.**

Affiant

Sworn and subscribed before me on this the 9th day of March, 2021.

Notary Public

My Commission Expires: 5/9/23

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC