WARRANTY DEED

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Lizbeth Romero Arroyo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **4TH DAY OF APRIL, 2000.**

Patsi B. Shega
Notary Public

MY COMMISSION EXPIRES: ~~February 18, 2001~~. 6-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Carlos Morales	Excel Mortgage Company	**164-13-2**
(NAME) **101 Cedar Ash Court**	(NAME) 213-A Ward Circle #202	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BRIAN S. BRONS AND WIFE, CAROL BRONS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUAN CARLOS MORALES AND WIFE, LIZBETH ROMERO ARROYO**, 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 County, Tennessee, being Lot No.286 on the Plan of Asheford Crossing, Section One of record in Plat Book, Page, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Brian S. Brons and wife Carol Brons by deed of record in Book 10001, Page 65, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **101 Cedar Ash Court, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Instr:200004120036939 Page: 1 OF 2
REC'D FOR REC 04/12/2000 12:46:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $499.50

Witness my/our hand(s) this **4th day of April, 2000**.

Brian S. Brons

Carol Brons

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 Brian S. Brons and wife, Carol Brons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this **4th day of April, 2000.**

Commission expires: 2-18-01

Notary Public

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE