WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/20/2013

Notary Public

MY COMMISSION EXPIRES: ~~February 23, 2016~~ 8/23/16
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130106867 DEEDWARR
Recvd: 12/26/13 10:15 2 pgs
Fees:13.00 Taxes:499.50
20131226-0129775

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fidel Chavez Hernandez	NEW OWNER	150 09 0A 192.00
(NAME)	(NAME)	
3436 Calais Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(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, **Pacharin Sornmayura, a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fidel Chavez Hernandez and Vincentra Angulo Macillo**, 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 308 on the plan of Forest View Park section X phase two of record in Book 7900, page 720 register's office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Pacharin Sornmayura by Deed from Temecha Shonta Jones dated November 23rd, 2004 and filed for record in Book 20041206-0145068 Register's office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Book 7900, page 720 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in Book 7079, page 472 register's Office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The Current years taxes have been paid and prorated between the parties, all subsequent years taxes are assumed by the Grantee (s)

The said John Conner joins in the conveyance to convey any and all interest marital or otherwise he may have in the above described property.

The said Pacharin Sornmayura and Pacharin Conner are one and the same person.

unimproved ☐

This is improved ☒ property, known as 3436 Calais Circle, 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.

Witness my hand this 20th day of December 2013

Pacharin Sornmayura

Pacharin Sornmayura

John L. Conner

John Conner

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 Pacharin Sornmayura the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of December, 2013.

Commission expires: February 22, 2016

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

Judith C. Jacobs Notary Public

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 John Conner the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6 day of December, 2013.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN