(3)

WARRANTY DEED

COURTNEY K. BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 5, 2014

STATE OF
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,814.00

Connie L. Jumbo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2014.

Courtney K. Benjamin
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salvador Morales Gregorio	Salvador Morales Gregorio	14815000700
(NAME)	(NAME)	
4109 Apache Trail	4109 Apache Trail	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131727

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, James P Markwell and Patricia D. Hernandez**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Salvador Morales Gregorio, a married man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 106 on the Plan of Apache Hills, Section 1, as of record in Book 3842, page 155, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to James P Markwell and Patricia D. Hernandez by Warranty Deed from Lura E. DeLoche, unmarried, dated April 24, 2008 and filed of record in Instrument 20080428-0042897, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4179, Page 951, as amended in Book 4221, page 190, and Book 4454, page 301, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 4109 Apache Trail, 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140027942 DEEDWARR
Recvd: 04/24/14 10:34 2 pgs
Fees:13.00 Taxes:250.91

20140424-0034448

Witness our hands this 22nd day of April, 2014.

James P. Markwell
by Carla Faye Torkelson, attorney in fact
James P Markwell
By: Carla Faye Torkelson Attorney-in-Fact

Patricia D Hernandez by
Carla Faye Torkelson, attorney in fact
Patricia D. Hernandez
By: Carla Faye Torkelson Attorney-in-Fact

State of Tennessee)
County of Sumner)

On this 22nd day of April, 2014, before me personally appeared Carla Faye Torkelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James P. Markwell and Patricia D. Hernandez, and who acknowledged that she executed the same as the free act and deed of James P. Markwell and Patricia D. Hernandez.

Witness my hand and official seal this 22nd day of April, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Melissa D. Rogers
Notary Public