NEW OWNER:

Dorita Tejeda Escobar
155 Thistle Lane
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0478

Map 086

Group 14-0-A

Parcel 155.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140068167 DEEDWARR
Recvd: 09/12/14 11:18 2 pgs
Fees:13.00 Taxes:329.30
20140912-0083747

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty-Nine Thousand and 00/100 Dollars ($89,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FRANCES K. DYKEMA** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DORITA TEJEDA ESCOBAR** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 155, on the Plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Frances K. Dykema, unmarried, by Warranty Deed from David B. Slater and wife, Karen L. Slater, dated May 28, 1999, and of record in Book 11502, Page 841, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 155 Thistle Lane, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 1st day of **September, 2014.**

Frances K Dykema
FRANCES K. DYKEMA

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, FRANCES K. DYKEMA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 1st day of ~~September~~, **2014.**

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **89,000.00** .

AFFIANT

Sworn to and subscribed to before me 1st day of **September, 2014.**

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY