Box: 13

File # 8969

WARRANTY DEED



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lino Toral	Lino Toral	09408003500
(NAME)	(NAME)	
1911 Dahlia Drive	1713 Lawncrest Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20140083155 DEEDWARR
Recvd: 11/04/14 11:10 3 pgs
Fees: 18.00 Taxes: 277.50
20141104-0101750

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, Rigoberto Bonilla and wife, Aura L. Bonilla, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lino Toral, 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:

Being Lot No. 29, on the Plan of Dahlia Gardens, of record in Plat Book 2663, Page 93, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rigoberto Bonilla and wife, Aura L. Bonilla, by deed of record in Instrument No. 20030312-0032659, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Rigoberto Bonilla and Aura L. Bonilla by Mia Lissette Bonilla as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20141104.0101749, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1911 Dahlia Drive, Nashville, TN 37210

(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 our hands this 19th day of October, 2014.

Mia Lissette Bonilla attorney in fact for Rigoberto Bonilla
Rigoberto Bonilla by Mia Lissette Bonilla, his attorney in fact

Mia Lissette Bonilla attorney in fact for Aura L. Bonilla
Aura L. Bonilla by Mia Lissette Bonilla, her attorney in fact

STATE OF California
COUNTY OF Riverside

On this 19th day of October, 2014, before me personally appeared Mia Lissette Bonilla, the person who executed the foregoing instrument on behalf of Rigoberto Bonilla and Aura L. Bonilla, and acknowledged that she executed the same as the free act and deed of the said Rigoberto Bonilla and Aura L. Bonilla, through Power of Attorney granted her by the said Rigoberto Bonilla and Aura L. Bonilla.

Witness my hand and official seal at Moreno Valley, California this 19th day of October, 2014

Commission expires:

Sep. 1, 2016.

Notary Public

* See attached.
CALIFORNIA
ACKNOWLEDGEMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California)SS
COUNTY OF Riverside)

On October 19, 2014 before me, J. Ledezma, Notary Public, personally appeared Mia Lissette Bonilla

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Ledezma

J. LEDEZMA
Commission # 1990038
Notary Public - California
Riverside County
My Comm. Expires Sep 1, 2016

This area for official notarial seal.

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity Name of Person or Entity

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Warranty Deed

NUMBER OF PAGES 2 DATE OF DOCUMENT 10/19/2014

SIGNER(S) OTHER THAN NAMED ABOVE —

Reproduced by First American Title Insurance Company Mortgage Services-NTP 11/2007