26987-4
Book 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150015577 DEEDWARR
Recvd: 03/03/15 12:17 2 pgs
Fees: 13.00 Taxes: 277.50
20150303-0018450

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 25th day of February, 2015.

Notary Public

My commission expires: 11/6/17
(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Victor Vilchiz Garcia	New Owner	Map 149-09-0, Parcel 221.00
1704 Hickory View Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ricardo Coreas Lara and wife, Laura Fidelina Palomo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victor Vilchiz Garcia

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. 165 on the Plan of Terragon Trails, Section 6, of record in Book 5060, page 175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Ricardo Coreas Lara by Deed from The Secretary of Housing and Urban Development, dated June 10, 2011, of record in Instrument No. 20110614-0045397, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 5060, Page 175, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Restrictive Covenants contained in instrument of record in Book 5179, Page 218, Register's Office for Davidson County, Tennessee.
(3) Taxes for 2015 a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.

Laura Fidelina Palomo, spouse of the above named Ricardo Coreas Lara, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This is improved (__X__) Unimproved (____) property, known as **4756 Miners Cove, Antioch, TN 37013**

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 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/our hand(s) this **25th** day of **February, 2015.**

Ricardo Coreas Lara

Ricardo Coreas Lara

Laura Fidelina Palomo

Laura Fidelina Palomo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ricardo Coreas Lara and Laura Fidelina Palomo,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **February, 2015.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____