Davidson County	DEEDWARR
Recvd: 07/10/15 07:44	2 pgs
Fees:13.00 Taxes:462.50	
20150710-0066978	

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of July, 2015, by and between Becky J Morris, ~~un~~married, party of the first part, and Marco Herrera-Lugo, ~~un~~married, and Rogelio ~~Herrera~~ Herrera and wife, MA Agustina ~~Herrera~~ Herrera, party of the second part.

WITNESS: That for and in consideration of One Hundred Twenty-Five Thousand and no/100 Dollars ($125,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 63 on the plan of Addition to Greenwood Hills, Section 3, as of record in Plat Book 5200, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to Becky J. Morris by virtue of that certain Warranty Deed dated October 17, 1997, at Book 10650, Page 848 in the Register's Office of Davidson County, Tennessee.

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(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 520, Page 33 and Book 5259, Page 933 om the Register's Office for Davidson County, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Becky J Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Becky J Morris , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of July, 2015.

Notary Public

My Commission Expires: _____

CRYSTAL SANTI
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Property Owner & Address:	Marco Herrera-Lugo Rogelio Herrerra and MA Agustina Y Herrerra 3513 Donna Kay Drive, Nashville, TN 37211
Tax Parcel No	13405003100
Property Address:	3513 Donna Kay Drive Nashville, TN 37211
MAIL TAX BILLS TO:	Pinnacle Bank, PO Box 331678 Murfreesboro, TN 37133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $125,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Marco Herrera Lugo
AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of July, 2015.

Notary Public

My Commission Expires:

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Certificate of Authenticity

I, Crystal Santi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY