BILL GARRETT, Davidson County
Trans:T20150068809 DEEDWARR
Recvd: 08/17/15 09:51 2 pgs
Fees:13.00 Taxes:781.07
20150817-0082211

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015070015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $211,100.00

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

Sworn to and subscribed before me this 14th day of August, 2015.

Christi R. Loera
Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Christin R. Loera		163-020B-033.00-CO
153 Took Drive	New Owner	
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Linda Simmons, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christin R. Loera and husband, Ernesto M. Loera** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of First Amendment Berkeley Hall, Phase Five, Section One of Hickory Highlands P.U.D., of record in Plat at Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda Simmons, unmarried by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20140307-0019271 Register's Office for Davidson County, Tennessee, dated March 05, 2014 and recorded on March 07, 2014.

This is improved property known as **153 Took Drive, Antioch, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 14th day of August, 2015.

Linda Simmons

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Linda Simmons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2015.

Notary Public

