# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Julio C. Blanco | Pinnacle Bank | 16400019700 |
| (NAME) | (NAME) | |
| 5763 Mount View Rd. | 150 3rd Avenue South, Suite 900 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Anna Michelle Hunt, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Julio C. Blanco and Elsa Yanett Artola De Cruz, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being part of the Tract No. 3 of the division of the Rucker Farm, as of record in Book 1424, Page 138, Register's Office for Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, dated July 3rd, 1971, as follows:

Beginning at an iron pin in the west margin of Mount View Road, said iron pin being located 298.7 feet south of the north line of a tract where C.A. Waldrop and wife, Mary Waldrop, home is built, thence North 85 deg. 30 min. West 899.3 feet to an iron pin; thence South 53 deg. 22 min. West 206.7 feet to an iron pin; thence South 85 deg. 30 min. East 1045.9 feet to a point in the west margin of Mount View Road; thence North 8 deg. 19 min. East 136.3 feet to the beginning point, containing 3.03 acres, not including the road.

Being the same property conveyed to Anna Michelle Hunt by QuitClaim Deed dated 7/23/2007 from Robert Walter Hunt, Jr. of record in Instrument Number 20070726-0088552, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anna M. Hunt and husband, Robert W. Hunt by Deed dated 9/09/2004 from Charlotte N. Benson, widow of record in Instrument Number 20040913-0109812, Register's Office for Davidson County, Tennessee.

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

File No.: 01288-27270
SMG TN Warranty Deed



Davidson County DEEDWARR
Recvd: 10/20/15 08:11 2 pgs
Fees:13.00 Taxes:629.00
**20151020-0106306**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5763 Mount View Rd., Antioch, TN 37013
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 16th day of October, 2015.

Anna Michelle Hunt

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anna Michelle Hunt**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of October, 2015.

Notary Public
My Commission Expires: 4-15-17

COMMISSIONED BOARD RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**831 Needham Drive**
**Smyrna, TN 37167**

Certificate of Authenticity

I, Crystal Sarth, 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 Sarth 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