Davidson County DEEDWARR
Recvd: 10/29/15 10:40 3 pgs
Fees:18.00 Taxes:558.70

20151029-0110102

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 1-26-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesus Campos Gasperin	First Vision Bank	150090a15800co
(NAME)	(NAME)	
3453 Calais Circle	1401 N. Jackson St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jermaine Oats and Tawanna Bridges,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jesus Campos Gasperin,** 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. 342 on the Plan of Forest View Park, Section 10, Phase 2 of record in Book 7900, Page 720, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jermaine Oats adn wife, Tawanna Bridges, by deed of record in Instrument No. 20070503-0052948 , 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 Jermaine Oats and Tawanna Bridgesby Chujuana Etoy Harris as their Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20151029-0110101, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3453 Calais Circle, 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 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.

Jermaine Oats by Chujuana Etoy Harris attorney in fact

Jermanie Oats by Chujuana Etoy Harris as his attorney in fact

Tawanna Bridges by Chujuana Etoy Harris attorney in fact

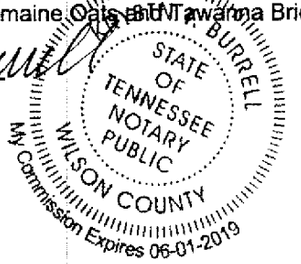
Tawanna Bridges by Chujuana Etoy Harris as her attorney in fact

Witness my/our hands this 26th day of Ocotober, 2015.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

On this the 26th day of October, 2015, before me personally appeared Chujuana Etoy Harris, the person who executed the foregoing instrument on behalf of Jermiane Oats and Tawanna Bridges and who acknowledged that she executed the same as the free act and deed of the said Jermaine Oats and Tawanna Bridges, through Power of Attorney granted her by the said Jermaine Oats and Tawanna Bridges.

Notary Public
Commission Expires:



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

