WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of ~~Rutherford~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Azucena L. Chuquimia Medardo Teddy Chuquimia	Azucena L. Chuquimia	150090A12200CO
(NAME)	(NAME)	
1209 Curran Court	1209 Curran Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, I, **Michael E. Douglas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Medardo T. Chuquimia and Azucena Lidia Chuquimia, husband and wife, 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:

All that certain parcel of land in Davidson County, State of Tennessee as more fully described in Deed Book 7644, page 195, ID #150.09.0.A-122 Being known and designated as Lot 276, Forest View Park Subdivision, Section VIII, filed in Plat Book 6900, Page 633.

Being the same property conveyed to Michael E. Douglas by deed from Noemi Hernandez, unmarried, dated 2-20-97 of record in Record Book 10418, Page 86, Register's Office for said County.

This is improved ☑ property, known as 1209 Curran Court, 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.

BILL GARRETT, Davidson County
Trans:T20150101895 DEEDWARR
Recvd: 12/02/15 10:33 2 pgs
Fees:13.00 Taxes:554.63
20151202-0121415

Witness my hand this 30th day of November, 2015.

Michael E. Douglas

State of Tennessee
County of Rutherford

Personally appeared before me Michael E. Douglas, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2015.

Notary Public Carla R. Dillard
My Commission Expires: 2-8-16

File No.: 0375

