THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12933

State of Tennessee
County of Williamson
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2015.

Notary Public

My Commission Expires: 3/31/19

Davidson County DEEDWARRSP
Recvd: 12/28/15 12:28 4 pgs
Fees:23.00 Taxes:388.50
20151228-0129966

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Map/Parcel Number(s) 158-07-0 041.00

Address of New Property Owner(s):
Felipe Gonzalez-Trejo
219 Overby Dr.
Antioch, TN 37013

Send Tax Bills To:
New owner

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Banco Popular North America** said grantor does hereby bargain, sell, transfer and convey unto **Felipe Gonzalez-Trejo,** unmarried, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson,** State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 219 Overby Dr., Antioch, TN 37013
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Felipe Gonzalez-Trejo,** and his/her/their assigns, forever.

Said **Banco Popular North America,** warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

AFFIDAVIT: 44,198

IN WITNESS WHEREOF, the said **Banco Popular North America**, has executed this deed this 22 day of DECEMBER, 20 15.

Banco Popular North America

Juan A. Rivera
Name:

Vice President
Title:

STATE OF PUERTO RICO

COUNTY OF SAN JUAN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared JUAN A. RIVERA DIAZ, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VICE PRESIDENT of said **Banco Popular North America**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book ———, Page ———, or in Instrument Number ——— of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 22 day of DECEMBER, 2015.

Notary Public

My Commission expires: IS PERMANENT

RECIBO
15302427
CK
Lcdo. Troche
CNPR/APM
$5 Sello Asistencia Legal
52535-2015-1207-51202460

LEX
LCDO. TROCHE SIBERON
ABOGADO - NOTARIO

RETURN TO:
Resource Title National Agency, Inc.
[illegible] Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12933
Property: 219 Overby Dr., Antioch, TN 37013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 871 on the Plan of Cherokee Hills, Section Eight, as of record in Book 3700, Page 154, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Banco Popluar North America by Substitute Trustee's Deed from Brock & Scott, PLLC, Substitute Trustee, dated August 7, 2015 and recorded August 11, 2015 in Instrument No. 20150811-0080236, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Cari Mule' 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/20/2018

