WARRANTY DEED

File #16084-1

BILL GARRETT, Davidson County
Trans: T20160022710 DEEDWARR
Recvd: 03/21/16 10:29 2 pgs
Fees: 13.00 Taxes: 481.00
20160321-0026368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-5-16

(AFFIX SEAL)

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Comer	NEW OWNER	-135-14-0A-059.00-CO
(NAME)	(NAME)	
6012 Bluewater Drive		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jose R. Miranda and wife, Enriqueta Miranda,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy Comer,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 118 on the Plan of Final Plat - Phase Three, Pinnacle Point Subdivision of record in Plat Book 6900, Page (s) 391 through 393, inclusive, 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 Jose R. Miranda and wife, Enriqueta Miranda by Warranty deed from James Robert Palmer and wife, Lisa Palmer of record in Book 10305, page 450, Register's Office for Davidson County, Tennessee, dated December 19, 1996 and recorded on December 31, 1996.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 701 Rocky Mountain Court, Antioch, TN 37013-1792

(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.

Witness my hand this 18th day of March, 2016.

Jose R. Miranda by : _____, attorney in fact

Jose R. Miranda by Jill Sholes, as Attorney in fact

Enriqueta Miranda by : _____, attorney in fact

Enriqueta Miranda by Jill Sholes, as Attorney in fact

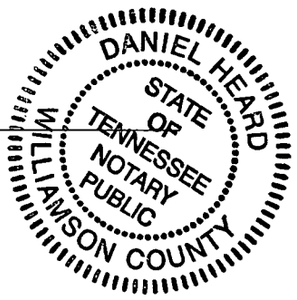
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jill Sholes**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Jose R. Miranda and Enriqueta Miranda for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact for Jose R. Miranda and Enriqueta Miranda**, and is authorized by **Jose R. Miranda and Enriqueta Miranda** to execute this instrument on his/her behalf.

This the 18th day of March, 2016.

My Commission Expires: 9-5-16

_____
Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027