Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $155,000.00. Affiant Subscribed and sworn to before me, this the 31st day of March, 2016. Notary Public My commission expires: 3/6/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ovidio A. Bonilla	Same as new	
4929 Cimarron Way	owner	162-03-0-018.00
Antioch, TN 37013-3516		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK SANFORD DEWBERRY AND SHEILA DEWBERRY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OVIDIO A BONILLA, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 145 on the Plan of Section III, Apache Hills of record in Plat Book 4175, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 145 fronts 75 feet on the Northwesterly margin of Cimarron way and extends back between 138.7 feet on the Northeasterly line and 136.6 feet on the Southwesterly line to a dead line in the rear, measuring 88.35 feet thereon.

Being the same property conveyed to Mark Sanford Dewberry by Warranty deed from Michael M. Murphy of record in Book 5612, page 622, Register's Office for Davidson County, Tennessee, dated June 09, 1980 and recorded on June 13, 1980.

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.

This is improved property known as 4929 Cimarron Way, Antioch, TN 37013-3516.

BILL GARRETT, Davidson County
Trans:T20160027939 DEEDWARR
Recvd: 04/06/16 13:43 2 pgs
Fees:13.00 Taxes:573.50
20160406-0033051

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2016.

Mark Sanford Dewberry

Sheila Dewberry

STATE OF Florida

COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Sanford Dewberry and Sheila Dewberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2016.

DINA S. WADE
MY COMMISSION # FF 008164
EXPIRES: May 22, 2017
Bonded Thru Notary Public Underwriters

Dina S Wade
Notary Public

My Commission Expires: 5.22.2017

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027