Davidson County DEEDWARR
Recvd: 04/19/16 10:59 3 pgs
Fees:18.00 Taxes:381.10
20160419-0037629

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 103,000.00

F.J.G.T.
Affiant

Subscribed and sworn to before me, this 12th day of April, 2016.

Notary Public

My commission expires: 12.22.19

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Felipe Gonzalez Trejo	New Owners	**14909014500**
4816 Barclay Square Drive	717 Huntington Pkwy	
Antioch, TN 37013	Nashville TN 37211	

FOR AND IN 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 ACKNOWLEDGE, WE,

Sturdivant Property Pros, PLLC, a Tennessee professional limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Felipe Gonzalez Trejo

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 88, Barclay Square, Section III, as shown on plat of record in Plat Book 4675, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed description thereof.

Being the same property conveyed to Sturdivant Property Pros, PLLC, a Tennessee professional limited liability company from Jessica Sanchez, unmarried by Quitclaim Deed dated 2/26/16 and recorded in Instrument No. 20160229-0018768, Register's Office of Davidson County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4816 Barclay Square Drive, Antioch, TN 37013.

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 in 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/our hand(s) this 12th day of April, 2016.

Sturdivant Property Pros, Pllc

By: Wendell Sturdivant

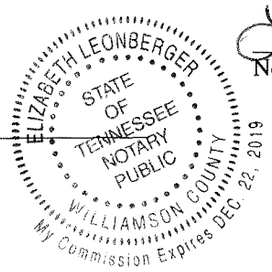
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Wendell Sturdivant with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Owner of Sturdivant Property Pros, PLLC, a Tennessee Professional Limited Liability Company and that he is authorized by Sturdivant Property Pros, PLLC., to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of April, 2016.

Notary Public

My Commission Expires:



True Copy Certification

I, KRISTEN TRAINI, 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 herewith 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 SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-19

Notary' Seal (if on paper)

