10703

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160040791 DEEDWARR
Recvd: 05/16/16 14:20 2 pgs
Fees:13.00 Taxes:545.75
20160516-0048696

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maricely Villamizar	SWBC	17204000800
(NAME)	(NAME)	
436 Carl Miller Dr.	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio Tx 78216	
(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, Betty G. Henley, Trustee of the Henley Joint Revocable Living Trust Agreement u/a/d June 27, 2006 , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maricely Villamizar, married** 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 No. 14 on the Plan of Monte Carlo Estates, Section 1, of record in Book 4675, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of metes and bounds.

Being the same property conveyed to , Horace U. Henley and wife Betty G. Henley, Trustees of the Henley Joint Revocable Living Trust Agreement u/a/d June 27, 2006 , by deed of record in Instrument 20060712-0083914 , Register's Office for Davidson County, Tennessee. The said Horace U. Henley having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 436 Carl Miller Dr., 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.

Witness my/our hands this 12th day of May, 2016.

Betty G. Henley, Trustee

Betty G. Henley, Trustee of the Henley Joint Revocable Living Trust Agreement U/A/D June 27, 2006

State of Tennessee
County of DAVIDSON

On this 12th day of May, 2016, before me, personally appeared Betty G. Henley as trustee of the Henley Joint Revocable Living Trust Agreement U/A/D June 27, 2006, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public
My Commission Expires: 1-6-19

File No.: 10703

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY