Tract 1 Tax I.D.: 033-02-013.00
Tract 2 Tax I.D.: 033-02-011.00

This Instrument Was Prepared By:
Benjamin W. Weigel, Attorney
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

BILL GARRETT, Davidson County
Trans:T20160042874 DEEDWARR
Recvd: 05/23/16 09:56 3 pgs
Fees:18.00 Taxes:684.50
20160523-0051148

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

JOSE CARPIO, et ux
1000 Fontaine Dr.
Goodlettesville, TN
37072

Mortgagee:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged BOBBY W. HONEA, Grantor, has bargained and sold and by these presents does transfer and convey unto JOSE CARPIO and wife, NAILET PEREZ, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

TRACT 1

Parcel A: Land in Davidson County, Tennessee, being Lot 57, PLANTATION ESTATES, SECTION TWO, as shown on plat of record in Plat Book 3842, Page 136, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by General Warranty Deed Retaining Life Estate Interest from Melba Bostick Honea, aka, Melba Honea, a widow to Bobby Walton Honea, with a life-estate reserved to Melba Bostick Honea, as recorded on the 28th day of July, 1997 in Deed Book 10543, Page 591 and Warranty Deed from John B. Gibbs and wife, Betty L. Gibbs to E. W. Honea, Jr. and wife, Melba Honea, as recorded Deed Book 4286, Page 48, in the Register's Office of Davidson County, Tennessee. Melba Bostick Honea died March 10, 2016.

Parcel B: **Reserved Parcel A**, as set forth on the Plat of PLANTATION ESTATES, SECTION TWO, as shown on plat of record in Plat Book 3842, Page 136, in the Register's Office of Davidson County, Tennessee.

Land in Davidson County, Tennessee, described as follows:

Being certain property located in the 10th Civil District of Davidson County, Tennessee and part of said property of record in Book 3992, Page 902, of record in the Register's Office of Davidson County. Said parcel being 95 X 202 X 143 and further described in Field Book No. 10D-49518, Map and Parcel No. 33- 2-12 consisting of .16 acres more or less. (Res Par A)

Being the same property conveyed by Executor Quitclaim Deed from the Estate of Melba Bostick Honea to Bobby W. Honea of record in Instrument No. 20160523-0051147 Register's Office of Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, being Lot 58, PLANTATION ESTATES, SECTION TWO, as shown on plat of record in Plat Book 3842, Page 136, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by General Warranty Deed Retaining Life Estate Interest from Melba Bostick Honea, aka Melba Honea, a widow to Bobby Walton Honea, with a life-estate reserved to Melba Bostick Honea as recorded on the 28th day of July, 1997 in Deed Book 10543, Page 591 and Warranty Deed from John B. Gibbs and wife, Betty L. Gibbs to E. W. Honea, Jr. and wife, Melba Honea as recorded in Deed Book 4286, Page 57, in the Register's Office of Davidson County, Tennessee. Melba Bostick Honea died March 10, 2016.

Tract 1 is ( ) unimproved (X) improved property with an address of: 1000 Fontaine Drive, Goodlettsville, Tennessee, 37072.

Tract 2 is (X) unimproved ( ) improved property with an address of: 1006 Fontaine Drive, Goodlettsville, Tennessee, 37072.

Said property is not the place of residence of Grantor.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that he is lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2016 Davidson County Tennessee Metropolitan taxes are a lien not yet due and payable. Grantor has paid his prorate part thereof to Grantee who will be responsible for the payment of said taxes when they come due and payable. 2) Matters appearing on the Plat of Section Two Plantation Estates, of record in Book 3842, page 136, Register's Office of Davidson County, Tennessee. 3) Restrictions of record in Book 4257, page 913, Register's Office of Davidson County, Tennessee. 4) TRACT 1 - Easement for Sanitary Sewer/Storm Drainage of record in Book 6827, page 484, Register's Office of Davidson County, Tennessee. 5) TRACT 2 - Easement for Sanitary Sewer/Storm Drainage of record in Book 6827, page 547, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 20 day of May, 2016.

Bobby W. Honea

BOBBY W. HONEA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared BOBBY W. HONEA with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 20 day of May, 2016.

Hillary D. Seckman
NOTARY PUBLIC

My Commission Expires: 3-3-2020

HILLARY D SECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Eighty-Five Thousand and no/100 ($185,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Bobby W. Honea
AFFIANT

Sworn to and subscribed before me this 20 day of May, 2016.

Hillary D. Seckman
NOTARY PUBLIC

My Commission Expires: 3-3-2020

HILLARY D SECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY