THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

BILL GARRETT, Davidson County
Trans:T20160048399 DEEDWARR
Recvd: 06/08/16 11:22 2 pgs
Fees:13.00 Taxes:518.00
20160608-0057864

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205
CS187001074
Grantee:
Cresencio Isidro Neria and Aurora Hernandez Ramirez
4148 East View Dr.
Nashville, TN 37211

Send Tax Bills To:
Cresencio Isidro Neria and Aurora Hernandez Ramirez
4148 East View Dr.
Nashville, TN 37211

Map & Parcel No.:
14812024500

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th **day of** June, 2016, **2016**, by and between **Manuel Amaya, unmarried**, party of the first part, and **Cresencio Isidro Neria, unmarried and Aurora Hernandez Ramirez, unmarried**, as joint tenants with full rights of survivorship and not as tenants in common, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($140,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND in Davidson County, TN, BEING Lot No. 157, on the Plan of Resubdivision of Lots 157 & 156, Hazelwood, Section 15, of record in Book 5190, page 280, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Manuel Amaya, an unmarried man, from James R. Malone, a married man, and Elizabeth Malone, by Warranty Deed dated February 7, 2013, of record in Instrument Number 20130211-0013798, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Manuel Amaya

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Manuel Amaya, unmarried,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 7th **day of** June, **20**19.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$140,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 7th **day of** June, **20**16.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
4603 Fanning Drive
Antioch, TN 37013