THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160062368 DEEDWARR
Recvd: 07/20/16 10:53 2 pgs
Fees:13.00 Taxes:592.00
20160720-0074697

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-20-20

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana ~~Anna~~ Maria Del Socorro Perez Medina	SWBC	MAP
296 Bart Drive	9311 San Pedro # 100	PARCEL 162-03-0-123.00
Antioch, TN 37013-3651	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Jeffrey R. Davis and Grace Constant and husband, Robert L. Constant, all as tenants in common with a right of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Anna~~ Ana **Maria Del Socorro Perez Medina and Nicolas Ramirez Basilio, joint tenants**

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. 382 on the Plan of Antioch Park, Section 5 of record in Plat Book 4460, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rusty L. Moore Trustee by Quitclaim Deed from Grace Constant a.k.a. Grace Constant and Robert L. Constant a.k.a. Robert L. Constant, wife and husband of record in Instrument No. 20040116-0006813, Register's Office for Davidson County, Tennessee, dated November 05, 2003, and recorded on January 16, 2004 and within the same deed the said Rusty L. Moore, Trustee conveyed his interest in the subject property to Jeffrey R. Davis and wife, Sondra Davis and Grace Constant and husband, Robert L. Constant, all as tenants in common with a right of survivorship. The said Sondra Davis having since died on September 23, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **296 Bart Drive, Antioch, TN 37013-3651.**

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 our hand(s) this the 13 day of July, 2016.

Grace Constant
Grace Constant

Robert L Constant By Grace Constant Attorney-in-Fact
Robert L. Constant by Grace Constant, Attorney-in-Fact

Jeffrey R. Davis
Jeffrey R. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Grace Constant** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13 day of July, 2016.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Grace Constant** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Robert L. Constant**, as HIS Attorney in Fact, as the free act and deed of the within named **Robert L. Constant**.

Witness my hand and official seal this the 13 day of July, 2016.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey R. Davis** the bargainor, with whom I am personally acquainted or proved tome on the basis of satisfactory evidene to be the withn named bargainor and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this 13 day of July, 2016

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE