Rudy

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22 DAY OF July, 2016

NOTARY PUBLIC

My Commission Expires: 8/20/2019

WILLIAM E. GRONAU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16070033

Address of New Owner
Uvaldo Transito and
M. Diaz Salgado
110 Barella Court
Antioch, TN 37013

Send Tax Bills To:
Same

Tax Information:
162-03-153.00

BILL GARRETT, Davidson County
Trans:T20160065344 DEEDWARR
Recvd: 07/29/16 11:19 2 pgs
Fees:13.00 Taxes:610.13
20160729-0078341

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Joseph A. Conatser and wife, Tiffani M. Conatser,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Uvaldo Transito Lopez and M. Diaz Salgado, husband and wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being Lot No. 279 on the Plan of Antioch Park, Section 5, as of record in Book 4460, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Joseph A. Conatser and wife, Tiffani M. Conatser, by Quitclaim Deed from American Consulting Corporation dated 06/23/15 and recorded on 07/08/15 in Instrument No. 20150708-0066198, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
110 Barella Court, Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record Plat Book 4460, Page 58, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 4562, Page 949, said Register's Office.
4. Easement(s) of record Book 4264, Page 909, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Joseph A. Conatser and Tiffani M. Conatser** has/have caused this instrument to be executed, this the 22 day of July, 2016.

Joseph A. Conatser

Tiffani M. Conatser

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Joseph A. Conatser and Tiffani M. Conatser,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 22 day of July, 2016.

My commission Expires: 8-25-18

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY