Davidson County DEEDWARR
Recvd: 08/02/16 08:57 2 pgs
Fees:13.00 Taxes:828.80
20160802-0079424

WARRANTY DEED

File #16290

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires April 24, 2019

164279

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Avila Sanchez	APEX BANK	-141-06-0A-067.00-CO
(NAME)	(NAME)	
7748 Poplar Ridge Drive	180 Hwy 641	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2325	NORTH CAMDEN, TN 38320	
(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, I, **Debra Sue Schuur, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio Avila Sanchez, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 65 on the Plan of First Revision, Final Plat, Section Five, Poplar Ridge, a Residential Planned Unit Development of record in Plat Book 9700, Page 385, revision of Plat Book 9700, Page 355, 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 Debra Sue Schuur, an unmarried woman by Warranty deed from Karl E. Haury, Jr. and wife, Judy B. Haury of record in Book 10914, page 292, Register's Office for Davidson County, Tennessee, dated April 28, 1998 and recorded on May 04, 1998.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 7748 Poplar Ridge Drive, Nashville, TN 37221-2325
(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 hand this 28th day of July, 2016.

Debra Sue Schuur

Debra Sue Schuur

STATE OF Ga

COUNTY OF Dodge

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Debra Sue Schuur, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2016

My commission expires: April 27 2019

Sybil C Williamson
Notary Public

SYBIL C. WILLIAMSON NOTARY PUBLIC DODGE COUNTY, GA Exp. Apr. 27, 2019

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 4-24-2018

Shelly M Smith

Shelly M Smith
Commission Expires
4-24-2018