This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/29/16 10:06 3 pgs
Fees:18.00 Taxes:702.63
20160829-0089964

ADDRESS NEW OWNER:
Juan B. Ventura & Susana Andrade
1216 Springwood Drive
Old Hickory, TN 37138-4223

SEND TAX BILL TO:
New Owner

MAP/PARCEL 063-16-0B-112.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Robert L. Overstreet, an unmarried man and Robert L. Tucker, a married man,** has this day bargained and sold, and does hereby transfer and convey unto **Susana Andrade and Juan B. Ventura, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 194, Hampton Park (formerly Chitwood Downs), as shown by plat of record in Plat Book 6900, Page (s) 550 through 552, Inclusive and corrected by Plat Book 7462, Page 445 and amended in Plat Book 8110, Page 401 and by amendment to change name in Plat Book 8181, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert L. Overstreet, Robert L. Tucker and Myrtle F. Overstreet, tenants in common with right of survivorship by Quitclaim deed from Robert L. Overstreet, unmarried of record in Instrument No. 20041102-0131612 Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on November 02, 2004.

Myrtle F. Overstreet died January 20, 2016 leaving Robert L. Overstreet and Robert L. Tucker as fee simple owners.

Betty Tucker, spouse of Robert L. Tucker, is not required to sign this document since the property being conveyed is not the marital residence.

This is improved property known as: **1216 Springwood Drive, Old Hickory, Tennessee 37138-4223**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Plat Book 6900, Page(s) 550 through 552, inclusive, as corrected in Book 7462, page 445 and Book 8110, page 401, and amended to change name in Book 8181, page 112, and restrictions in Book 7351, Page 852 amended in Book 7451, page 739, Book 7462, page 445 and Book 8336, page 393, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 24th day of August, 2016.

Robert L Overstreet by Darlene Annie Borrego as attorney in fact 8/25/2016

Robert L. Overstreet by Darlene Annie Borrego, his A.I.F.

Robert L Tucker by Darlene Annie Borrego as attorney in fact 8/25/2016

Robert L. Tucker by Darlene Annie Borrego, his A.I.F.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darlene Annie Borrego as attorney-in-fact for Robert L. Overstreet and Robert L. Tucker with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said Robert L. Overstreet and Robert L. Tucker the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Robert L. Overstreet and Robert L. Tucker and recorded simultaneously herewith in Book ____, Page ____, of the Register's Office of _____ County, Tennessee.

20160829-0089962 20160829-0089963

Witness my hand and official seal at office on this the 24th day of August, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $189,900.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of August, 2016.

NOTARY PUBLIC

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-10-18

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019