Davidson County	DEEDWARR
Recvd: 09/13/16 13:05	2 pgs
Fees:13.00 Taxes:566.10	
20160913-0096230	

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 153,000.00 Affiant Subscribed and sworn to before me, this 12th day of September, 2016. Notary Public My commission expires: 9/25/2019

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Herminio Lopez Abreo	**Movement Mortgage, LLC**	**14803012200**
136 Luna Drive	841 Seahawk Circle	
Nashville, TN 37211	Virginia Beach, VA. 23452	

FOR AND IN 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 ACKNOWLEDGE, WE,

Juan Zermeno and Sonia Guerrero, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Herminio Lopez Abreo, a married man

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:

Located in the 5DU-15690 Civil District of Davidson County, Tennessee, Land in Davidson County, Tennessee being Lot No. 611 on the Plan of Cherokee Hills, Section VI, of record in Book 3842, page 15, Register's Office for Davidson County, Tennessee, said Lot No. 611 fronts 75 feet along the Northerly margin of Luna Drive, thence back between lines measuring 184.5 feet on the Westerly line and 169.2 feet on the Easterly line, to a broken line in the rear, measuring 76.6 feet thereon.

Being the same property conveyed to Juan Zermeno and Sonia Guerrero, husband and wife, from United Guaranty Residential Insurance Company, by Special Warranty Deed dated April 19, 2006 of record in Instrument No. 20060518-0058546, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 136 Luna Drive, Nashville, TN 37211.

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 in 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/our hand(s) this 12th day of September, 2016.

Juan Zermeno

Sonia Guerrero

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Juan Zermeno and Sonia Guerrero, the within named Grantor(s), 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.

Witness my hand, at office, this 12th day of September, 2016.

Notary Public

My Commission Expires: DEC 2 7 2017

STATE OF TENNESSEE NOTARY PUBLIC

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

Shelly M Smith

Commission Expires 4-24-2018