Davidson County DEEDWARR
Recvd: 10/25/16 15:00 3 pgs
Fees:18.00 Taxes:573.50
20161025-0112804

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Arturo Gomez Macias
Affiant

Subscribed and sworn to before me, this 21st day of October, 2016.

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Notary Public

My commission expires: 12/10/2019

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4751 Trousdale Dr. Ste. 111
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Arturo Gomez Macias	**New Owner**	**16206006000**
249 Delvin Drive		
Antioch, TN 37013		

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,

Joyce Simmons, a single person

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

Arturo Gomez Macias and Fabiola J. Hernandez, husband and wife

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. 49 on the Plan of Fair Oaks Subdivision, as of record in Book 4175, page 42 and 43, REgister's Office for said County.

Said Lot fronts 75 feet on the Southerly side of Delvin Drive and runs back 168 feet on the Easterly line and 148.8 feet on the Westerly line, to a dead line in the rear and measures 89.1 feet.

Being the same property conveyed to Elijah Sewell and wife Willie Sewell from Felix G Wood and wife, Linda Woods by Warranty Deed dated September 29th, 1972, of record in Book 4645, page 43, Register's Office for Davidson County, TN. Elijah Sewell died prior to September 17, 1993 and Willie Sewell, a widow, conveyed all of her interest to the Willie Horner Sewell Living Trust Agreement dated August 23, 1993, by Quitclaim Deed dated September 17th, 1993, of record in Book 9084, page 392, said Register's Office. Willie Sewell died in Nashville, Davidson County, Tennessee, on or about May 5th, 2001. Joyce Simmons, as Trustee of the Willie Horner Sewell Living Trust, conveyed the property to Joyce Simmons, a single person, and Mary Etta McGowan, a single person, by Quitclaim deed dated August 15th, 2001, of record as Instrument No. 20010816-0088498, said Register's Office. Mary Etta McGowan, a single person, conveyed her interest to Joyce Simmons, a single person, by Quitclaim Deed dated September 6th, 2001, of record as Instrument No. 20010911-0098541, said Register's Office.

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 249 Delvin Drive, Antioch, TN 37013.

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 21st day of October, 2016.

Joyce Simmons by Stephen A. Simmons, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of October, 2016, personally appeared before me, the undersigned, Stephen A. Simmons, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Joyce Simmons, and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand this 21st day of October, 2016.

Notary Public

Commission Expires: 11-5-18

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY