WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160098620 DEEDWARR
Recvd: 11/07/16 15:29 3 pgs
Fees:18.00 Taxes:436.60
20161107-0117930

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mercedes Guevara	First Community Mortgage, Inc.	052-08-049.00
(NAME)	(NAME)	
553 Pueblo Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jesus Pena and Manuel Salvador Hernandez,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mercedes Guevara, a single person** 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. 34, on the Plan of Sequoia Valley, Section 1, as shown on plat of record in Plat Book 3700, Page 81, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 34 fronts 100.0 feet on the southerly margin of Pueblo Drive and extends back between parallel lines 150.0 feet to a dead line in the rear on which it measures 100.0 feet.

Being the same property conveyed to Jesus Pena, unmarried and Manuel Salvador-Hernandez, unmarried from Martha M. Hypes, unmarried by virtue of Warranty Deed for $152,500.00 dated June 24, 2005 and recorded July 1, 2005 as Instrument No. 20050701-0076367, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 553 Pueblo Dr., Madison, TN 37115
(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/our hands this 30th day of June, 2016.

Jesus Pena
Jesus Pena

Manuel Salvador Hernandez by
Manuel Salvador Hernandez MSH by JA AIF
Jesus Pena attorney In Fact

State of Tennessee
County of Rutherford

Personally appeared before me Jesus Pena and Manuel Salvador Hernandez, DLS with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2016.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14366

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jesus Pena, as Attorney-in-Fact for and on Behalf of Manuel Salvador Hernandez, the within named bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for an on behalf of Manuel Salvador Hernandez, as Attorney-in-Fact, and who acknowledged the execution of the same to be the free act and deed of Manuel Salvador Hernandez.

My commission expires:

4/24/18

Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD