BILL GARRETT, Davidson County
Trans: T20160108471 DEEDWARR
Recvd: 12/09/16 12:08 2 pgs
Fees: 13.00 Taxes: 851.00

20161209-0129452

WARRANTY DEED	STATE OF Texas COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00 J.R. Womack Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of December, 2016. William Moran Notary Public MY COMMISSION EXPIRES: 03/25/2018 (AFFIX SEAL)

WILLIAM MORAN NOTARY PUBLIC STATE OF TEXAS ID 12975997-4 EXP. 03-25-2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marco I. Munoz Miranda	New owner	147-10-0 027.00
(NAME)	(NAME)	
5018 Suter Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennifer R. Smith FKA Jennifer R. Womack,a married woman, ***, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marco I. Munoz Miranda and Alex A. Munoz, both unmarried, joint tenants with rights of survivorship,,** hereinafter called the GRANTEE(S), their heirs and/or 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. 272, on the plan of Section Five, Caldwell Country Estates, of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer R. Womack, unmarried woman by Warranty Deed from Taveesak Sangrose, dated 05/30/2014, recorded 06/04/2014 of record in Instrument No. 20140604-0048579, in the Register's Office for Davidson County, Tennessee.
*Said property is not the marital residence of said Grantor.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 3300, Page 16, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 3279, Page 556, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20031103-0161026, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of Sevenmile Creek, as much as thereon may flow, from time to time

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5018 Suter Court, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 7 day of December, 2016.

Jennifer R. Smith FKA Jennifer R. Womack

State of Texas
County of Montgomery

Personally appeared before me Jennifer R. Smith FKA Jennifer R. Womack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7 day of December, 2016

Notary Public
My Commission Expires: 03/25/2018

WILLIAM MORAN NOTARY PUBLIC STATE OF TEXAS ID 12975997-4 EXP. 03-25-2018

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027