This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1372**

BILL GARRETT, Davidson County
Trans:T20160109742 DEEDWARR
Recvd: 12/14/16 09:55 2 pgs
Fees:13.00 Taxes:358.90
20161214-0130969

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/12/2016**, by and between **John E Fonseca, unmarried**, parties of the first part, and **Krystal Blouin, Unmarried Woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Part of Lot No. 3 on the Plan of Zone Lot Division, Lots 2, 3 & 4, Justin Towne, Section One, of record in Plat Book 5200, Page 473, amending Plat Book 5800, Page 56, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the westerly margin of Anderson Road said point being the common front corner of Lots 2 and 3 on said plan: thence north 61 degrees 46 minutes 3 seconds West 131.32 feet along the common boundary of Lots 2 and 3 to a point which is the common rear corner of said lots: thence North 48 degrees 49 minutes 10 seconds East 50 feet to a point; thence south 35 degrees 19 minutes 23 seconds to a point; thence south 65 degrees 30 minutes 22 seconds east 39.5 feet to a point; thence south 67 degrees 44 minutes 16 seconds east 41.88 feet to a point in the westerly margin of Anderson Road; thence with the margin of said road in a southerly direction 38 feet to the point of beginning.

Being the same property conveyed to John E. Fonseca, unmarried by Quitclaim Deed from John Eddy Fonseca, unmarried, and Asghar Kheshti, married dated 11/15/2016, of record in Instrument No. 20161117-0121244, Register's Office for Davidson County, Tennessee. Scrivner's Affidavit of record in 20071002-0117046.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **150 3 103**
☒ Improved **3262 Anderson Rd, Antioch, TN 37013**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

John E Fonseca

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John E Fonseca** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 12th day of December, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Krystal Blouin**

and Address: **3262 Anderson Rd, Antioch, TN 37013**

Mail tax bills to new owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$97,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 12th day of December, 2016..

Notary Public

My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020