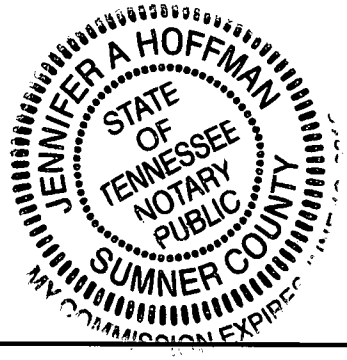
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Sergio Almaraz Lagunas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2017

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 6/8/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sergio Almaraz Lagunas	F&M Bank	033 03 0B 094.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
109 Ivy Hill Lane	50 Franklin Street	Trans: T20170005232 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 01/19/17 10:21 2 pgs
Goodlettsville, TN 37072	Clarksville, TN 37040	Fees: 13.00 Taxes: 721.13
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170119-0005897

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, **Timothy C. Wharton, an unmarried man and Dorothy W. Solomon, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sergio Almaraz Lagunas and Debra Falcon, 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. 92 on the plan of Dry Creek Farms, Phase 2, Section 2 of record in Instrument Number 20050825-0101280, 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 Timothy C. Wharton, an unmarried man and Dorothy W. Solomon, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from Michael J. Lavelle, an unmarried man, dated June 28, 2011 and recorded July 6, 2011 in Instrument No. 20110706-0051746, in the Register's Office of Davidson County, Tennessee.

Subject to taxes for the year 2017 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Instrument Number 20050825-0101280, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20031001-0145053, as amended in Instrument Number 20080611-0060336; Declaration of Covenants, Conditions and Restrictions for Ivy Hill at Dry Creek Farms of record in Instrument Number 20040921-0113624, as supplemented to include Phase 2, Section 2 in Instrument Number 20060130-0011538, said Register's Office.

Subject to HOA Charter in Instrument Number 20041005-0119646, said Register's Office.

Subject to Conveyance of Common Areas in Instrument Number 20060130-0011537, said Register's Office.

Subject to Sanitary Sewer and/or Storm Drainage Easement in Book 7695, Page 562; TVA Easement as shown on plan in Book 4175, Page 8 and Transmission Line Easements in Book 3248, Page 58 and Book 10752, Page 679, said Register's Office.

Subject to mandatory Homeowners' Association dues.

unimproved ☐

This is improved ☑ property, known as 109 Ivy Hill Lane, Goodlettsville, TN 37072
(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 12th day of January, 2017.

Timothy C. Wharton

Timothy C. Wharton

Dorothy W. Solomon

State of Tennessee
County of Sumner

Personally appeared before me Timothy C. Wharton and Dorothy W. Solomon, 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 12th day of January, 2017.

Jennifer A Hoffman

Notary Public
My Commission Expires: 4/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES APR 18 2019

File No.: 20161488