BILL GARRETT, Davidson County
Trans:T20170007238 DEEDWARR
Recvd: 01/25/17 12:36 2 pgs
Fees:13.00 Taxes:888.00
20170125-0008182

Record

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of January, 2017, by and between Dorletha M Seay, married, party of the first part, and Jorge Sepulveda, unmarried man, and Michelle E Monzon, unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 1, on the Plan of Resubdivision of Lot 1, Forge Ridge, of record in Plat Book 9700, Pages 295 and 296, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Dorletha M. Seay by virtue of that certain Warranty Deed dated September 7, 2001, and being of record at Instrument No. 20010912-0099582 in the Register's Office of Davidson County, Tennessee. Dorletha M. Seay having since been married, Seller warrants that this property was not used as marital residence.

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 assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, subject to Restrictions of record in Book 10284, Page 937, and Book 10284, Page 958, and Easements of Record in Book 10757, Page 488, Book 1083, Page 274, and Book 1129, Page 252; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Dorletha M Seay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Dorletha M Seay , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of January, 2017.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
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Property Owner & Address:	Jorge Sepulveda and Michelle E Monzon 2101 Forge Ridge Circle Nashville, TN 37217
Tax Parcel No	135060A00100CO
Property Address:	2101 Forge Ridge Circle Nashville, TN 37217
MAIL TAX BILLS TO:	Owner at Property Address
Firm File #:	20161264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $240,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of January, 2017.

Notary Public

My Commission Expires:_____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019