BILL GARRETT, Davidson County
Trans:T20170010660 DEEDWARR
Recvd: 02/06/17 09:14 2 pgs
Fees:13.00 Taxes:203.50
20170206-0012115

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of February 2017.

Notary Public
My commission expires: 3/31/20

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF TONJA COX

04-1701-56325

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Braulio Sanchez	Braulio Sanchez	148-15-0-209.00
4156 Eastview Drive	5000 Pebble Creek Dr	
Nashville TN 37211	Antioch, TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Virginia A. Benson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Braulio Sanchez, unmarried**, hereinafter called the Grantees, their successors 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. 15, on the Plan of Section 6, Apache Hills, of record in Book 5200, Page 173, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virginia A. Benson by deed from Duane B. Harvey and wife, Colleen D. Harvey, dated June 9, 1981, recorded July 14, 1981, of record in Book 5769, Page 649, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4156 Eastview Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of February, 2017.

Virginia A Benson

Virginia A. Benson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Virginia A. Benson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 3rd day of February, 2017.

Notary Public
State of Tennessee at Large

TONJA COX
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

My Commission expires: 3/31/20