BILL GARRETT, Davidson County
Trans:T20170017720 DEEDWARR
Recvd: 03/01/17 12:21 2 pgs
Fees:13.00 Taxes:555.00
20170301-0020256

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 $150,000.00.

Aisha Hall
Affiant

Subscribed and sworn to before me, this 27th day of February, 2017.

Notary Public
My commission expires: 3/31/2020

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 31, 2020

04-1701-56322

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Oscar Gonzalez Garcia	Pinnacle Bank	150-11-0-121.00
3320 Towneship Road	150 3rd Ave. S., Ste. 200	
Antioch TN 37013	Nashville, TN 37201	

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, **Rachel Delores Jackson n/k/a Rachel D. King, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Oscar Gonzalez Garcia and Karina Quiroga De Gonzalez, husband and wife**, 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. 296, on the Plan of Section Three, Towne Village of the Country, of record in Book 5200, Page 269, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry L. Jackson and wife, Rachel D. Jackson by deed from Michael L. Patton and wife, Darlenia L. Patton, dated February 22, 2002, recorded March 13, 2002, of record in Instrument No. 20020313-0031511, Register's Office for Davidson County, Tennessee. These said grantees having since divorced. Pursuant to Final Decree of Divorce filed on March 20, 2008 in the Eighth Circuit Court for Davidson County, Tennessee. Docket No. 07D-1820, subject property was divested out of Terry Leroy Jackson and awarded solely to Rachel Delores Jackson.

Willie James King, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

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 3320 Towneship Road, Antioch, TN 37013.

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 27th day of February, 2017.

Rachel D. King

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this 27th day of February, 2017.

Notary Public
State of Tennessee at Large

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20

WITNESS my hand this 27th day of February, 2017.

Willie James King

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this 27th day of February, 2017.

Notary Public
State of Tennessee at Large

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires 3/31/20