THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Prepared and Record and Return to:
Fennley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20170019166 DEEDWARR
Recvd: 03/06/17 14:26 2 pgs
Fees:13.00 Taxes:673.03
20170306-0022027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Hernan Juarez and wife, Debora Juarez 102 Mystic Hill Court Goodlettsville, Tennessee 37072	Same	018-07-0-135.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUGENE BAUSELL and wife, MONICA BAUSELL,** have this day bargained and sold, and do hereby transfer and convey unto the said **HERNAN JUAREZ and wife, DEBORA JUAREZ,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 96, as shown on the map entitled the Plan of Charleston Square, Section 3, of record in Book 6250, page 435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EUGENE BAUSELL, by deed from JP MORGAN CHASE BANK, of record in Instrument No. 20110721-0055855, dated July 15, 2011, said Register's Office. The said Monica Bausell joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $181,900.00.

Subscribed and sworn to before me,
this 28th of February, 2017.
My Commission Expires: 7.3.17

Affiant

Notary Public

This is improved property located at 102 Mystic Hill Court, Goodlettsville, Tennessee 37072.

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 28 day of February, 2017.

EUGENE BAUSELL

MONICA BAUSELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **EUGENE BAUSELL and MONICA BAUSELL,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28 day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY