WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/13/17 10:52 3 pgs
Fees:18.00 Taxes:434.96
20170313-0024321

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,557.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 9-25-19

(AFFIX SEAL)

LACEY CHUMLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2019

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Andres Bustamante Gonzalez (NAME)	Highlands Residential Mortgage (NAME)	09805015500
5101 Hunters Point Lane (ADDRESS)	1200 N. Central Expressway Ste 320 (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75243 (CITY) (STATE) (ZIP)	

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, I, **Patricia Ann Jackson Hurst, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andres Bustamante Gonzalez, a single man,** 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. 55-A, on the Plan of Zone Lot Division, Lot 54 & 55, Hunter's Point Subdivision, of record in Book 6250, Page 153, which is a revision of Book 5200, Page 736, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ricky J. Hurst and Patricia Ann Jackson by deed from Harry E. Ringler, Jr., dated November 21, 1986, recorded November 24, 1986, of record in Book 7048, Page 811, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Patricia Ann Jackson Hurst by Quitclaim Deed from Ricky J. Hurst, dated September 20, 1991, recorded September 25, 1991, of record in Book 8450, Page 131, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5101 Hunters Point Lane, Hermitage, TN 37076
(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 10th day of March, 2017.

Patricia Ann Jackson Hurst

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Patricia Ann Jackson Hurst, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of March, 2017.

Notary Public
My Commission Expires: _____

File No.: 11610

KRISTIN V. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

True Copy Certification

I, Ashley Morgan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lacey Chumley, a notary public for this county and state, Ashley Morgan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-25-2019

{Notary' Seal}

