WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/17 09:19 2 pgs
Fees:13.00 Taxes:236.76
20170314-0024797

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$63,990.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 14 day of March, 2017

Notary Public
My Commission expires: 3-14-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Israel Esquivel Salazar	SAME	16400006700
3012 Split Oak Trail		
Antioch, TN 37013-1850		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brian S. Good**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Israel Esquivel Salazar**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 2nd, Formerly the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, dated April 14, 1960, as follows:

Beginning at a point at a railroad spike in the center line of Mt. View Road, and the easterly corner of a tract to Will Hampton and wife, in the Book 2884, Page 185; thence along Hampton's line, South 42 degrees East 15' and 344.5 feet to an iron pin in the north line of John Sullivan; thence with said Sullivan's line, along a fence, South 84 degrees 45' East 293.5 feet to an iron pin; thence North 42 degrees West 543.5 feet to a railroad spike in the centerline of Mt. View Road; thence with the center line of the same, South 52 degrees West 200 feet to the point of beginning, containing 2.04 acres, and being known as part of Lot 7 on the unrecorded survey of the subdivision of the W.J. Myers Farm. Being property vested as hereinabove set out.

Being the same property conveyed to Albert M. Bender, Jr., Tanya L., Bender and Anoka C. Bender from Saidee F. Bender by Warranty Deed on March 24, 1984, of record in Book 5725, Page 797, Register's Office for Davidson County, Tennessee. Report of Sale by BRIAN S. GOOD on Wednesday September 18, 2013; FINAL DECREE CONFIRMING SALE divesting BENDER, ALBERT M. JR., BENDER, AYNOKA & BENDER, TANYA L and vesting BRIAN S. GOOD on November 1, 2013, of record in Record Number 20140107-0001572, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,246.42 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 16400006700, which are not due until 10/1/2017.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
- Easement and Agreement of record in Instrument Number 20161006-0105747, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5980 Mountain View Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 7, 2017.

Brian Good

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brian S. Good** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 7, 2017

My commission expires 5-24-17

Notary Public

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17