BILL GARRETT, Davidson County
Trans:T20170027265 DEEDWARR
Recvd: 03/31/17 11:06 2 pgs
Fees:13.00 Taxes:1043.40
20170331-0031527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 29TH DAY OF MARCH, 2017.

Sue Robinson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUE ROBINSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 01-26-2021

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abner Fuentes and Amber C. Fuentes, husband and wife	Lending Hand Mortgage (NAME)	063-00-0-118.00
641 Hidden Acres Drive (ADDRESS)	116 E Cedar Street (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Victor Wilfred Stuyvesant and wife, Florence Virginia Stuyvesant, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Abner Fuentes and Amber C. Fuentes, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF NEELEY'S BEND ACRES, SECTION ONE, OF RECORD IN PLAT BOOK 4175, PAGE 140, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 2 FRONTS 133.50 FEET ON THE NORTHERLY SIDE OF HIDDEN ACRES DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 328.80 FEET TO A LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO VICTOR WILFRED STUYVESANT AND WIFE, FLORENCE VIRGINIA STUYVESANT BY WARRANTY DEED FROM APOLLO CONTRACTING CORPORATION, A TENNESSEE CORPORATION, OF RECORD IN BOOK 4702, PAGE 156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 641 Hidden Acres Dr., Madison, TN 37115
(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 hand(s) this 29th day of March, 2017.

WARRANTY DEED
(Continued)

Victor Wilfred Stuyvesant

Florence Virginia Stuyvesant

STATE OF Michigan
COUNTY OF Berrien

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victor Wilfred Stuyvesant and wife, Florence Virginia Stuyvesant, the herein bargainor(s), 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, this the 29th day of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

BROOKE A. PLOTT
NOTARY PUBLIC - MICHIGAN
Berrien County
My Commission Expires July 22, 2022