BILL GARRETT, Davidson County
Trans:T20170027895 DEEDWARR
Recvd: 04/03/17 12:43 2 pgs
Fees:13.00 Taxes:688.20
20170403-0032267

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $186,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2017.

Notary Public

My commission expires: 8.4.20

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Heather Sabin	Heather Sabin	059-04-0A-079.00-CO
3220 Woodpoint	3220 Woodpoint	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ismael Banuelos and wife, Rosa Botello

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Heather Sabin, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 179 on the Plan of Final Plat of Phase 3, Brookview Subdivision of record in Plat at Instrument No. 20050928-0116190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Ismael Banuelos and wife, Rosa Botello by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20060427-0048468 Register's Office for Davidson County, Tennessee, dated April 25, 2006 and recorded on April 27, 2006 and re-recorded on May 09, 2006 in Instrument No. 20060509-0054291. (Value of consideration shown in aforementioned deed $170,358.00.) Being also known as 3220 Woodpoint Nashville, Tennessee 37207.

This is X improved ☐ unimproved property known as **3220 Woodpoint, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of March, 2017.

Ismael Banuelos

Rosa Botello

STATE OF TENNESSEE California
COUNTY OF Monterey

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ismael Banuelos and Rosa Botello, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~28th~~ 29th day of March, 2017.

Notary Public
My Commission Expires: July 2, 2019

E. CERVANTES
COMM. #2117999
Notary Public-California
County of Monterey
My Comm. Expires JULY 2, 2019

SolomonParks File No. 617051