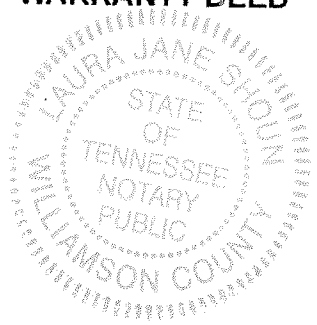
Davidson County DEEDWARR
Recvd: 04/07/17 08:59 2 pgs
Fees:13.00 Taxes:865.80
20170407-0034025

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 6/14/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victor Villanueva Martinez Jose Daniel Villanueva Martinez	NEW OWNER	07412015400
(NAME)	(NAME)	
5002 Bonnameade Drive	5002 Bonnameade Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(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, **PAJAQ Investments Inc.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Victor Villanueva Martinez, unmarried and Jose Daniel Villanueva Martinez, unmarried, as Tenants in Common with Right of Survivorship,** 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. 475 on the Plan of Hermitage Hills, Section 5, of record in Plat Book 3300, Pages 1 & 2, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to PAJAQ Investments, Inc. by Quitclaim Deed from Daniel Deeb and Angela Deeb, husband and wife recorded on January 30, 2017 of record in Instrument No. 20170130-0009547, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn S. Gibbons and Ronald L. Duncan, unmarried persons as joint tenants with right of survivorship by Deed from Gary M. Dorris and wife, Sharon F. Dorris recorded on May 14, 1993, of record in Book 8948, Page 376, said Register's Office. Being further conveyed to Daniel Deeb and Angela Deeb, husband and wife, by Warranty Deed of record in Instrument No. 20160916-0097609, corrected in Scrivener's Affidavits of record in Instrument No. 20161028-0113948 and Instrument No. 20170118-0005379, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 5002 Bonnameade Drive, 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 31st day of March, 2017.

authorized agent

PAJAQ Investments Inc. by:
J. Trent Lehman, Authorized Agent

State of Tennessee

County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Trent Lehman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be a, Authorized Agent of PAJAQ Investments Inc. and that he as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Authorized Agent.

WITNESS my hand and seal this 30th day of March, 2017.

EMILY MARGARET CROWDER
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5-5-2020

File No.: 11912

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

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY