WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/17 09:25 2 pgs
Fees:13.00 Taxes:314.50
20170411-0035184

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$85,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of April, 2017

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

JULIE COOPER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

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:
Mariana Luna	Same	14812020400
4609 Artelia Drive		
Antioch, TN 37013		

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, **Billy Don Jenkins**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mariana Luna and Heriberto Ramos**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Hazelwood, Section 12, of record in Book 4300, Page 143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billie D. Jenkins and wife, Marilyn D. Jenkins from R.B. Woodroof and wife, Margrette D. Woodroof by Warranty Deed on July 24, 1973, of record in Book 4730, Page 759, Register's Office for Davidson County, Tennessee. Further conveyed to Billy Don Jenkins from Marilyn D. Huff Jenkins by Quitclaim Deed on February 8, 1979, of record in Book 5398, Page 789, Register's Office for Davidson County, Tennessee. Billie D. Jenkins, Billie Don Jenkins and Billy Don Jenkins, being one and the same person.

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 $1,026.27 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 14812020400, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 4300, Page 143, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4418, Page 729 and Book 4562, Page 138, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4609 Artelia Drive, 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 April 6, 2017.

Billy Don Jenkins

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this April 6, 2017

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN

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
MAURY COUNTY, TENN