BILL GARRETT, Davidson County
Trans:T20170031906 DEEDWARR
Recvd: 04/17/17 14:06 2 pgs
Fees:13.00 Taxes:954.60
20170417-0037035

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of April, 2017, by and between Sharon Bowers and husband Clifford Maurice Lavender, and Antonio D. Tate and wife, Nakisha Tate, party of the first part, and Kenneth Skaggs and Mayra Cardenas, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 34 on the Plan of Hidden Springs, Phase Two, A Plat of Record in Instrument Number 200611010135726, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Sharon Bowers, Antonia D. Tate and Nakisha Tate by virtue of that certain Quit Claim Deed dated June 20, 2012, and being of record at Instrument No. 20120622-0054957 in the Register's Office of Davidson County, Tennessee. Nakisha Tate is also known as Nakeisha Tate.

Being the same property previously conveyed to Sharon Bowers and William N. Bowers by virtue of Warranty Deed dated June 2, 2011 at Instrument No. 20110607-0043436 and Affidavit at Instrument No. 20110922-0073547 in the said Register's Office.

** Clifford Maurice Lavender spouse of Sharon Bowers joins in this conveyance to convey any marital rights he may have in said property. **

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to restrictions of record in Instrument Number 20051215-0150527, 20061107-013820, and in 20110429-0032920, said Register's Office; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Sharon Bowers

Clifford Maurice Lavender

Antonio D. Tate

Nakeisha Tate

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sharon Bowers, Clifford Maurice Lavender, Antonio D. Tate and Nakeisha Tate, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of April, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address: Kenneth Skaggs and Mayra Cardenas
849 Curtis Drive
Nashville, TN 37207

Tax Parcel No 033130A03400CO

Property Address: 849 Curtis Dr.
Nashville, TN 37207

MAIL TAX
BILLS TO: new owner

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $*258,000.00*, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

*$258,000.00

AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of April, 2017.

Notary Public

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My Commission Expires: _____