BILL GARRETT, Davidson County
Trans:T20170037306 DEEDWARR
Recvd: 05/03/17 10:44 3 pgs
Fees:18.00 Taxes:597.55
20170503-0043506

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 28th day of April, 2017, by and between Julio C Dubon and spouse, Maria Dubon and Romulo Turcios Dubon, party of the first part, and Roman A Turcios Dubon, unmarried man, 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. 175 on the plan of Section 4, Sequoia Valley, of record in Plat Book 5200, Page 15, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Julio C. Dubon, Maria Dubon and Romulo Turcios Dubon by virtue of that certain Warranty Deed dated November 30, 2000, and being of record at Instrument No. 20001201-0118338 in the Register's Office of Davidson County, Tennessee.

Limited Power of Attorney recorded in 20170503-0043505, said Register's Office.

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), his 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 Book 5519, page 16, 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), his 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.

Julio C Dubon by Maria Dubon Attorney in fact — Maria Dubon

Julio C Dubon by Maria Dubon, Attorney in Fact — Maria Dubon

Romulo Turcios Dubon

Romulo Turcious Dubon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Maria Dubon and Romulo Turcios*, 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. * Dubon

WITNESS my hand and official seal at office this 28th day of April, 2017.

Notary Public

My Commission Expires: _____

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

STATE OF Tennessee
COUNTY OF DAVIDSON

On this 28th day of April, 2017, before me personally appeared Maria Dubon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Julio C. Dubon, and who acknowledged that he executed the same as the free act and deed of Julio C. Dubon.

WITNESS my hand and seal, this 28th day of April, 2017.

Notary Public

My commission expires: _____

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

STATE OF Tennessee

COUNTY OF Davidson

Maria Dubon, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death Julio C. Dubon (person who didn't come), the principal.

WITNESS my hand and seal, this 28th day of April, 2017.

Maria Dubon

Maria Dubon

Sworn to and subscribed before me by Maria Dubon this 28th 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:	Roman A Turcios Dubon 1201 Sioux Terrace AKA: 1197 Shawnee Rd Madison, TN 37115
Tax Parcel No	05208008300
Property Address:	1201 Sioux Terrace AKA: 1197 Shawnee Rd. Madison, TN 37115
MAIL TAX BILLS TO:	Owner at Owner's Address

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 $161,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of April, 2017.

Notary Public

My Commission Expires:_____

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