WARRANTY DEED

File #2017040941

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-28-2020

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher I. Romero	New Owner	163-11-B/69CO
(NAME)	(NAME)	
118 Beech Forge Drive	118 Beech Forge Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/15/17 15:03 3 pgs
Fees:18.00 Taxes:462.50
20170515-0048133

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TEDBEC, LLC, a Michigan Limited Liability Company, and Betty Boschma, unmarried, aka Betty Ann Boschma** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher I. Romero, an unmarried man,** 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:

Being Unit No. 69, on the plan of 2nd Revision Section Four Bell Forge Village, as the same appears of record in Plat Book 6250, Page 201, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to TEDBEC, LLC, a Seperate Entity, by Quitclaim Deed from Betty Boschma, a single person, dated 03/20/2014, of record in Instrument No. 20140407-0028453, said Register's Office.

FURTHER being the same property conveyed to Betty Ann Boschma, unmarried by Warranty Deed from Bell Forge Village Associates, dated 04/17/1985, of record in Book 6356, Page 750, said Register's Office.

*****This is not the principle residence of Betty Boschma*****

This conveyance is subject to: Taxes for the year 2017, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 6250, Page 201, said Register's Office.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as **118 Beech Forge Drive, Antioch,TN,37013**
(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 our hands this 9 day of May, 2017.

TEDBEC, LLC, a Michigan Limited Liability

Company

BY: _____

Betty Ann Boschma, Managing Member

_____

Betty Ann Boschma, individually

And Sole Member

STATE OF MICHIGAN

COUNTY OF OAKLAND

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Betty Ann Boschman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the managing member of TEDBEC, LLC, the within named bargainor, a limited liability company, and that she as such managing member and sole member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as managing member and sole member.

Witness my hand and official seal at office, this 9 day of May, 2017.

Commission expires:

ANGELA MYRICK
Notary Public, State of Michigan
County of Oakland
My Commission Expires Dec. 19, 2020
Acting in the County of Oakland

_____
Notary Public

STATE OF MICHIGAN

COUNTY OF OAKLAND

Before me, the undersigned Notary Public, personally appeared Betty Ann Boschman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of May, 2017.

Commission expires:

_____
Notary Public

ANGELA MYRICK
Notary Public, State of Michigan
County of Oakland
My Commission Expires Dec. 19, 2020
Acting in the County of Oakland

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

TRUE COPY CERTIFICATION

I, Cheri Bayer, 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.

Cheri Bayer

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson, a notary public for this county and state, Cheri Bayer, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gail Hudson

My commission expires:

Notary Seal:

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-30-2019