#12159

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170053915 DEEDWARR
Recvd: 06/23/17 10:49 2 pgs
Fees: 13.00 Taxes: 784.40
20170623-0063328

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Luis Becerril M.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to. Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Luis Becerril Martinez	Highlands Residential	150120a06300co
(NAME)	(NAME)	
3704 Seasons Dr.	12001 N. Central Expressway	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas TX 75243	
(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, We, **Glenn T. Mitchell and wife, and Peggy S. Mitchell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Luis Becerril Martinez, married,** 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 Lot No 684, Phase III on the Plan of Somerset, a Planned Unit Development, as of record in Plat Book 6900, Page 858, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Glenn T. Mitchell and wife, Peggy S. Mitchell, by deed of record in Book 10136 , Page 602 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3704 Seasons Dr., 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 my/our hands this 19th day of June, 2017.

Glenn T. Mitchell

Glenn T. Mitchell

Peggy S. Mitchell

Peggy S. Mitchell

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Glenn T. Mitchell and Peggy S. Mitchell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of June, 2017.

KRYSTAL BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

Notary Public
My Commission Expires:

File No.: 12159