Davidson County	DEEDWARR
Recvd: 07/03/17 08:23	3 pgs
Fees:18.00 Taxes:751.10	
20170703-0066407	

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of June, 2017, by and between Cheryl L Brown, unmarried woman, party of the first part, and Macario Lugo Hernandez and Ana L. Vallejo De Lugo, 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 all of Lot No. 168 on the plan of Meadow Woods, 2nd Revision in Section 2, as of record in Instrument No. 20000309-0024168, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Kirtiss R. Brown and Cheryl L. Brown by virtue of that certain Warranty Deed dated August 24, 2000, and being of record at Instrument No. 200000907-0088690 in the Register's Office of Davidson County, Tennessee. Kirtiss R. Brown now being deceased, leaving Cheryl L Brown as tenant by entirety.

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 I do covenant with the said GRANTEE(S) that I 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 I do further covenant and bind myself, my 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.

Cheryl L Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Cheryl L Brown, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Macario Lugo Hernandez
1109 Pin Oak Dr
Antioch, TN 37013

Tax Parcel No 164 16 0A 023.00 CO

Property Address: 1109 Pin Oak Dr.
Antioch, TN 37013

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 $203,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Corbin Pherrin
AFFIANT

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

Notary Public

My Commission Expires: 12/10/2019

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY