BILL GARRETT, Davidson County
Trans:T20170059852 DEEDWARR
Recvd: 07/13/17 09:54 2 pgs
Fees:13.00 Taxes:651.20
20170713-0070424

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Martin Ramos Tinajero
7834 Rainey Drive
Antioch, TN 37013

SEND TAX BILL TO:
Accurate Mortgage
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

MAP/PARCEL 182-06-0A-052.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason D. Lyons, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Martin Ramos Tinajero and Karen Ramirez Calderon, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Final Plat of Section One, Old Hickory Hills of record in Plat at Instrument No. 20011023-0115382, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason D. Lyons, unmarried by Warranty deed from Crystal A. Priest, unmarried of record in Instrument No. 20090430-0039329 Register's Office for Davidson County, Tennessee, dated April 27, 2009 and recorded on April 30, 2009.

This is improved property known as: **7834 Rainey Drive; Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 15th day of July, 2017.

WITNESS MY HAND on this the 11th day of July, 2017

Jason D. Lyons

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jason D. Lyons,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of July, 2017.

NOTARY PUBLIC

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6-18-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $176,000.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of July, 2017.

NOTARY PUBLIC

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

File No: 170452