Davidson County	DEEDWARR
Recvd: 07/25/17 09:42	3 pgs
Fees:18.00 Taxes:777.00	
20170725-0074930	

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 21st day of July, 2017, by and between Carlos Flores, and Maria Flores, a married couple, party of the first part, and Elia Lopez Allende and Gumersindo Flores Rios, party of the second part.

*a married couple

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. 172 ON THE PLAT OF CHERRY HILLS SUBDIVISION, SECTION 8, AS OF RECORD IN BOOK 4660, PAGE 50, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all of the same property conveyed to Carlos Flores by Quit Claim Deed of record at Instrument No. 20070124-0074705 in the Register's Office of Davidson County, TN.

Being previously conveyed to Carlos Flores and Douglas Dominquez by virtue of that certain Cash Deed dated May 28, 2008, and being of record at Instrument No. 20080530-0055409 and Deed of Correction 20080905-0091135 in the Register's Office of Davidson County, Tennessee.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 restrictions at Plat Book 4660, page 50 and Book 4728, Page 118 in said Register's office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

Carlos Flores by [illegible], Attorney in Fact — Maria Flores by [illegible] Attorney in Fact

Carlos Flores, by Douglas Dominguez, Attorney In Fact

Maria Flores by Douglas Dominguez, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Douglas Dominguez, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Carlos Flores and Maria Flores and acknowledged that he executed the same as the free act and deed of the said Carlos Flores and Maria Flores.

WITNESS my hand and official seal at office this 21st day of July, 2017.

Maria A. Flores
Notary Public

MARIA ALFARO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

03-08-21

My Commission Expires: 03.28.21

Property Owner & Address: Elia Lopez Allende and Gumersindo Flores Rios

Tax Parcel No 15006001400

Property Address: 2969 Brantley Dr.
Antioch, TN 37013

MAIL TAX
BILLS TO: Owners at new 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 $210,000.00 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 21st day of July, 2017.

Notary Public

My Commission Expires: 03.08.21

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

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