Return TO:
This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17331

BILL GARRETT, Davidson County
Trans:T20170064904 DEEDWARR
Recvd: 07/28/17 10:48 2 pgs
Fees:13.00 Taxes:869.50
20170728-0076613

Send Tax Bills To:
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, TN 37129

New Owner is:
Yesenia Martinez Gonzalez
3156 Skinner Drive
Antioch, TN 37013

MAP: 174-11-0A

PARCEL: 455.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Stephen A. Cash, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Yesenia Martinez Gonzalez, a married woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **3156 Skinner Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 368, on the plan of Final Plat, Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, of record in Instrument No. 20060216-0018813, re-recorded in Instrument No. 20060531-0063598, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Stephen A. Cash by Warranty Deed from Gerald F. Cash and Sandra K. Cash, husband and wife, dated 8/31/15 and recorded 9/3/15 in Instrument No. 20150903-0089919; and being the same property previously conveyed to Gerald F. Cash and Sandra K. Cash, married, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated 9/28/07 and recorded 10/19/07 in Instrument No. 20071019-0124263, Register's Office for Davidson County, Tennessee.

SC

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of July, 2017.

GRANTOR(S):

STEPHEN A. CASH

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Stephen A. Cash**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of July, 2017.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$235,000.00**.

AFFIANT

SWORN TO and subscribed before me this 26th day of July, 2017.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: _____