| Davidson County | DEEDWARR |
|---|---|
| Recvd: 08/03/17 09:24 | 2 pgs |
| Fees:13.00 Taxes:758.50 | |
| **20170803-0079077** | |

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Affiant

Subscribed and sworn to before me, this 28th day of July, 2017.

Notary Public
My commission expires: 9-22-2020

13-1706-132866

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Jose A. Mejia Alvarez<br>1532 Mount Mitchell Court<br>Antioch TN 37013 | Equity Prime Mortgage<br>5 Concourse Pkwy. Ste.<br>Bldg. 3rd. 2250 Atlanta, GA 30328 | 135-14-0-A-254.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Diane Lancaster and husband, B.J. Lancaster**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jose Alexander Mejia Alvarez and Vilma Y. Chicas Reyes, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 254, on the Plan of Pinnacle Point Subdivision, Phase Five, of record in Book 8250, Page 842, as amended in Book 11114, Page 958, and as corrected by Surveyor's Certificate of Correction of record in Book 11408, Page 957, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Diane Lancaster and husband, B.J. Lancaster by deed from Nathaniel L. Tucker and wife, Angela B. Tucker, dated December 14, 2006, recorded January 5, 2007, of record in Instrument No. 20070105-0002261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1532 Mount Mitchell Court, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of July, 2017.

Diane Lancaster

B.J. Lancaster

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Diane Lancaster and B.J. Lancaster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin (City), TN (State), this 28th day of July, 2017.

Hillary A. Pate

NOTARY PUBLIC

My Commission expires: 04/06/2020

HILLARY A. PATE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020

(Seal)

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019