BILL GARRETT, Davidson County
Trans:T20170066886 DEEDWARR
Recvd: 08/03/17 11:00 2 pgs
Fees:13.00 Taxes:851.00
20170803-0079203

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 31st day of July, 2017, by and between Ronnie D. Yates Jr., and wife Tawntane U. Yates, party of the first part, and Jose Castillo Bautista, an unmarried man, 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:

Being Lot No. 59 on the Plan of Roxborough Subdivision, as shown by plat of record in Plat Book 5200, Page 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to Ronnie D. Yates, Jr. by virtue of that certain Warranty Deed dated March 4, 2016, and being of record at Instrument No. 20160308-0022061 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 5200, Page 63 and Book 5302, Page 669 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.

Ronnie D. Yates Jr.

Tawntane U. Yates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ronnie D. Yates Jr. and Tawntane U. Yates, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 2017.

Notary Public

My Commission Expires: 7-5-21

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

8901

Property Owner & Address: Jose Castillo Bautista

Tax Parcel No 09801009800

Property Address: 5104 Lana Renee Ct.
Hermitage, TN 37076

MAIL TAX BILLS TO: First Community Mortgage
262 Robert Rose Dr #101
Murfreesboro TN 37129

STATE OF TENNESSEE
COUNTY OF

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 $230,000.00 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 31st day of July, 2017.

Notary Public

My Commission Expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY