File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170067073 DEEDWARR
Recvd: 08/03/17 14:46 2 pgs
Fees:13.00 Taxes:995.30
20170803-0079450

W & I Ref: (DM) Title No.: 59098
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephanie N. Hernandez Jose M. Torres Villanueva 353 Wimpole Drive Nashville, TN 37211	Pinnacle Bank P.O. Box 331678 Murfreesboro, TN 37133

TAX MAP PARCEL NUMBERS: 11903009500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$269,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ranger Realty, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie N. Hernandez and Jose M. Torres Villanueva as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Glencliff Estates, Section 5 of record in Book 2133, page 21, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Halstead by Special Warranty deed from Federal National Mortgage Association, recorded on August 2, 2011 of record in Instrument No. 20110802-0059149, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 9, 2016, recorded April 25, 2016, of record in Instrument No. 20160425-0039898, said Register's Office. Subject property was conveyed to Ranger Realty, Inc.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 21, said Register's Office, which Plan shows a 40 foot minimum building set back line from Wimpole Drive and a 20 foot easement for public utility purposes along the rear portion line of said lot. Easement for Sanitary Sewers and/or Storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4124, page 665, said Register's Office.

This is improved property, known as 353 Wimpole Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28 day of July, 2017.

Ranger Realty, Inc.
By:

Patricia Halstead, President/Sole Member

State of Florida

County of Hillsborough

Before me, the undersigned, personally appeared, **Patricia Halstead,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President/Sole Member,** (or other officer authorized to execute this instrument) of **Ranger Realty, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Hillsborough County Florida this the 28 day of July, 2017.

Notary

My Commission Expires: 09/16/2021

Notary Public State of Florida
Ismeray Sanchez
My Commission GG 114642
Expires 09/16/2021

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $269,000.00.

Affiant

Sworn and subscribed before me this 31 day of July, 2017.

Notary

My Commission Expires:

DEBBIE MANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018