Bill Garrett Davidson County
Batch# 1499 DEEDWARR
09/18/2017 08:49:30 AM 2 pgs
Fees: $13.00 Taxes: $640.10
20170918-0094869

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th day of September, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MARJORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Angel Marchant Hernandez Diana Leticia Duenas Lopez 3500 Donna Kay Dr Nashville, TN 37211	Owners at given address	074-16-079.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

R.C. Lamb and wife, Mary Ann Lamb

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jose Angel Marchant Hernandez and wife, Diana Leticia Duenas Lopez

Hereinafter called the grantees, their heirs 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 Number 406, on the Plan of Hermitage Hills, Section Five, as of record in Book 3300, Pages 1and 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to R.C. Lamb and wife, Mary Ann Lamb, by Warranty Deed from James Henry Haynes and wife, Hazel Delores Haynes dated October 15th, 2013, recorded October 18th, 2013 in Instrument Number 20131018-0109156, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3300, Page 1-2, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3222, Page 154, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is Improved property known as: **5016 Bonnawell Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand(s) this 14th day of September, 2017.

R.C. Lamb

Mary Ann Lamb

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, R.C. Lamb and wife, Mary Ann Lamb, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:

Providence Title, LLC
25 Century Boulevard, Suite #402
Nashville, TN 37214

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.

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