Bill Garrett Davidson County
Batch# 6432 DEEDWARR
10/02/2017 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20171002-0100608

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 195,000.00

Affiant Signature

Subscribed and sworn to before me on this the 20th day of September 2017.

Notary Public

My Commission expires 3 / 13 / 21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Sergio Ernesto Serafino
679 East Lennox Lane
Palatine, IL 60074
SEND TAX BILLS TO:
Sergio Ernesto Serafino
679 East Lennox Lane
Palatine, IL 60074
MAP AND PARCEL NUMBER: Tax ID #: 92N-B-003-00.

WARRANTY DEED

17NT00448

Effective the 20th day of September, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

AMY C. KOHL-WILSON, MARRIED

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

SERGIO ERNESTO SERAFINO

Hereinafter called the GRANTEES, their 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. 384 on the Final Plat of Village Seven, Summerfield Subdivision as shown by Plat appearing of record in Instrument Number 20041130-014217 5,of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Amy C. Kohl-Wilson, married, by Special Warranty Deed from Capitol Homes Inc, a Tennessee Corporation, dated 08/29/2006 and recorded 09/11/2006 in Document 20060911-0112503, Register's Office for Davidson County, TN.

This is an improved property commonly known as:
3501 Bend Wood Ct., 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 and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hands this the 20th day of September, 2017.

Amy C. Kohl-Wilson
AMY C. KOHL-WILSON

State of Wisconsin}

County of Portage }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **AMY C. KOHL-WILSON**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 20th day of September, 2017.

Phillip D Schobert
Notary Public

PHILLIP D SCHOBERT
Notary Public
State of Wisconsin

My commission expires: 09/18/2020

Rufus M. Wilson
RUFUS M. WILSON

RUFUS M. WILSON, the spouse of AMY C. KOHL-WILSON, is not a vested owner and joins this conveyance for the sole purpose of conveying any rights he may have to the subject property including, but not necessarily limited to, marital rights.

State of Wisconsin}

County of Portage }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **RUFUS M. WILSON**l, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 20th day of September, 2017.

Phillip D Schobert
Notary Public

PHILLIP D SCHOBERT
Notary Public
State of Wisconsin

My commission expires: 09/18/2020

Certificate of Authenticity

I, Edward A. Cooper, 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, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY