Bill Garrett Davidson County
Batch# 6486 DEEDWARR
10/02/2017 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $600.14
20171002-0100696

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0696-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,200.00

Affiant

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of October 2017

Notary Public
My Commission Expires: 03/08/2021

Address of New Owner	Send Tax Bills To:	
Yadira A. Vazquez Camacho 1212 Deerhaven Court Antioch, TN. 37013	Yadira A. Vazquez Camacho 1212 Deerhaven Court Antioch, TN 37013	Map/parcel: 165-14-0-115.00 Account:

WARRANTY DEED

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, I/WE

Gustavo A. Hernandez and Wife, Patricia D. Hernandez

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yadira A. Vazquez Camacho and Jonathan Camacho, wife and husband,

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 108 on the Plan of Peppertree Forest, Section 12, as of record in Book 8250, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Gustavo A. Hernandez and wife, Patricia D. Hernandez, by Warranty Deed from Curtis L. Wilson and wife, Amy M. Wilson, dated 10/26/01 and recorded 12/6/01 in Instrument No. 20011206-0134573, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1212 Deerhaven 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 GRANTEE(S), their heirs and assigns forever; and I/We so 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, unless otherwise herein set out; and I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GAH 29th PDH

Dated this the ~~25th~~ day of September, 2017

Gustavo A. Hernandez

Patricia D. Hernandez

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford
JAS

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Gustavo A. Hernandez and Patricia D. Hernandez, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this ~~25th~~ 29th day of September, 2017
JAS

Notary Public

My Commission Expires:

JENNIFER A SKINNER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-17-2018
RUTHERFORD COUNTY

True Copy Certification

I, Dawn Kavanagh, 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, Seth A. Dearinger, a notary public for this county and state, Dawn Kavanagh 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: 3/8/2021

{Notary' Seal}

