Bill Garrett Davidson County
Batch# 8809 DEEDWARR
10/05/2017 10:15:36 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20171005-0102300

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 29th day of September, 2017, by and between Pedro L Acevedo, unmarried, party of the first part, and Omar Bonilla Serna and Magdalena Montoya Urdiera, husband and wife, and Ever Bonilla Serna, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Antioch Park, Section 5, of record in Plat Book 4460, Page 58, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to Pedro L. Acevedo by virtue of that certain Warranty Deed dated July 18, 2007, and being of record at Instrument No. 20070723-0087032 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 heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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, subject to Restrictions of record at Book 4562, Page 949 in Davidson County Register of Deeds; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Pedro L Acevedo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Pedro L Acevedo, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of September, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Omar Bonilla Serna and Magdalena Montoya Urdiera, and Ever Bonilla Serna 125 Tomarand Road Antioch, TN 37013
Tax Parcel No	16204006300
Property Address:	125 Tomarand Rd. Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Property Address
Firm File #:	20170896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $140,000.00 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 29th day of September, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY