WARRANTY DEED

Bill Garrett Davidson County
Batch# 9159 DEEDWARR
10/06/2017 09:11:30 AM 2 pgs
Fees: $13.00 Taxes: $351.50
20171006-0102717

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$95,000.00.**

Rodrigo Vera Onofre.
Affiant

Subscribed and sworn to before me this 2nd day of October, 2017

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rodrigo Vera Onofre	First Community Mortgage, Inc.	148-0-00-207.00
855 Reeves Road	262 Robert Rose Drive, Suite 101	
Antioch, TN 37013	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Yadira Reyes**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rodrigo Vera Onofre, unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Joseph Mullins Subdivision of Lots 6, 7, 8 and 9 of the A.P. Grinstead Subdivision of Lots at Antioch of record in Plat Book 161, Page 63, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Reeves Road the common corner of Lots 4 and 5; thence with line between said two lots south 150 feet to a point at an alley; thence east with alley 100 feet to a point where two alleys intersect; thence north with said intersecting alley 150 feet to a point in the southerly margin of Reeves Road; thence with said Reeves Road west 100 feet to the point of beginning.

Parcel 2:

Land in the 2nd Civil District of Davidson County, Tennessee, being a triangular shaped lot and being designated as Lot No. 6 on the Plan of Joseph Mullins Subdivision of Lots 6, 7, 8 and 9 of the A. Grinstead of lots at Antioch of record in Plat Book 161, Page 63, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the easterly margin of Payne Road at an alley and being the southmost point of the herein described lot; thence with the alley north 180 feet to a point where two alleys intersect; thence west with said intersecting alley 145 feet to a point in the easterly margin of Payne Road; thence with said Payne Road southeast 229 feet to the point of beginning.

Being the same property conveyed to Yadira Reyes from Federal National Mortgage Association by Special Warranty Deed on September 29, 2010, of record in Instrument Number 20101004-0079053, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 63, Register's Office for Davidson County, Tennessee.

This is improved property known as: **855 Reeves Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 2, 2017.

Yadira Reyes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Yadira Reyes** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 2, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.