17-CO-484

Land Title South, Inc.
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

HANNAH CUTSHALL NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $222,000.00.

Annika Truman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of October, 2017.

Hannah Cutshall
NOTARY PUBLIC

My commission expires: My Commission Expires February 23, 2021

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 14386 DEEDWARR
10/17/2017 11:23:39 AM 2 pgs
Fees: $13.00 Taxes: $821.40

20171017-0106298

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Oscar De La Cruz Cozar, Sr. and Bertha Gonzalez Robles	PrimeLending, A PlainsCapital Co. 17330 Preston Rd	162-5-272.00
(NAME)	(NAME)	
304 Eulala Circle	Suite 1100B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75252	

Warranty Deed

For and in Consideration of the sum of $222,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Terry B. Holleman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Oscar De La Cruz Cozar, Sr. and Bertha Gonzalez Robles, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Section 3, Hickory Valley Subdivision, as of record in Plat Book 4460, Page 86, Register's office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Terry M. Holleman by deed from Randall V. Wiser, unmarried, dated April 14, 2017 and recorded as Instrument No. 20170420-0038648, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 304 Eulala Circle, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of October, 2017.

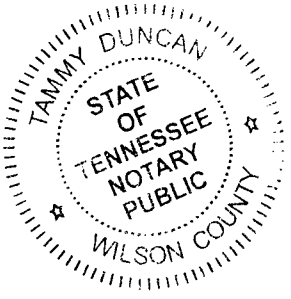
Terry B. Holleman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry B. Holleman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of October, 2017.

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122