Bill Garrett Davidson County
Batch# 16246 DEEDWARR
10/20/2017 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20171020-0107863

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 19th day of October, 2017, by and between Rodrigo A Giron, a married man, party of the first part, and Israel Lugo Oliva and Rufina Martinez Hernandez, both 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. 20 on the Plan of Section Two-A, Hazelwood ~~Gardens~~* of record in Plat Book ~~3600~~;** Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

* Subdivision
**3500

Being all or part of the same property conveyed to Being the same property conveyed to Rodrigo A. Giron by Warranty deed from US Bank National Association, as Trustee for Structured Asset Securities Corporation Trust 2005-WF2 of record in Instrument No. 20070917-0110817 Register's Office for Davidson County, Tennessee, dated August 6, 2007 and recorded on September 17, 2007. (Value of consideration shown in aforementioned deed $87,000.00.) Being also known as 895 Irma Dr. Antioch, Tennessee 37013.

Seller warrants that this property was not his primary residence and said property was used as investment purposes only.

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 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 and subject to Restrictions of record in book 3534, page 273, said Register's Office and subject to deed of Conveyance of record in book 7681, page 577 and in book 7681, page 601, said Register's Office; 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.

Rodrigo A Giron

Rodrigo A Giron

STATE OF Tennessee
COUNTY OF Davidson

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

WITNESS my hand and official seal at office this 19th day of October, 2017.

Notary Public

My Commission Expires: 9-25-18

| | |
|---|---|
| Property Owner & Address: | Israel Lugo Oliva and Rufina Martinez Hernandez<br>316 Garden View Court<br>Antioch, TN 37013 |
| Tax Parcel No | 14812007700 |
| Property Address: | 895 Irma Dr.<br>Antioch, TN 37013 |
| MAIL TAX BILLS TO: | Owners at owners address |

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 $120,000.00 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 19th day of October, 2017.

Notary Public

My Commission Expires: 9-25-18

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019