WARRANTY DEED

Bill Garrett Davidson County
Batch# 16421 DEEDWARR
10/23/2017 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20171023-0108136

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Erika D. Iruegas Romero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10.12.19
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTS17-090556

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Erika D. Iruegas Romero	New Owner	
(NAME)	(NAME)	
3245 Towne Village Road		150-11-0-185.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighty Thousand And No/100 Dollars ($180,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LUIS ALANSO DURAN, A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIKA D. IRUEGAS ROMERO, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, 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. 304 on the Plan of Section Four-A, Towne Village of the Country, of record in Plat Book 6250, Page(s) 20 and 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Luis Alanso Duran and Marcos Peraza-Tabora by Warranty Deed from Walter S. Bennett and wife, Joan M. Bennett, of record in Instrument No. 20030102-0000222, Register's Office for Davidson County, Tennessee, dated November 27, 2002 and recorded on January 02, 2003.

Being the same property conveyed to Luis Alanso Duran, a married man,by Quit Claim Deed from Alexander Lara Tabora, of record in Instrument No. 20171019-0107342, Register's Office for Davidson County, Tennessee, dated October 17, 2017 and recorded on October 19, 2017.

Zaida Yamileth Rodriquez Ramirez, spouse to Luis Alanso Duran, joins in this conveyance to convay any marital interest in said property, is any.

Zaida Yamileth Rodriquez Ramirez and Zaida Yamileth Rodriquez are one and the same.

unimproved ☐
This is improved ☒ property, known as 3245 Towne Village Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Luis Alanso Duran and this 17 day of October, 2017.

Luis Alanso Duran

Zaida Yamileth Rodriquez Ramirez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 17th day of October, 2017, before me personally appeared Luis Alanso Duran and Zaida Yamileth Rodriquez Ramirez, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of October, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

