Mail to:
Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

Bill Garrett Davidson County
Batch# 19237 DEEDWARR
10/30/2017 10:19:06 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20171030-0110806

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2017.

Notary Public

My commission expires:
3/15/2020

JAMES R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Miguel A. Arias, Jr.	Movement Mortgage.	**151100A13700CO**
7040 South Hampton Boulevard	8024 Calvin Hall Rd.	
Antioch, TN 37013	Indian Lake, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Krystal R. Long LaCoy, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Miguel A. Arias, Jr., a married man

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. 72, Phase Two, Villages of Long Hunter as shown by plat of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Krystal R. Long, unmarried, by Warranty Deed from Carrie L. Hatfield, unmarried, f/k/a Carrie Lee Paris, dated July 11, 2014, of record in Instrument No. 20140717-0063240, Register's Office for Davidson County, Tennessee. Oath is made that Krystal R. Long and Krystal R. Long LaCoy are one and the same person.

This property was never the marital residence of grantor, therefore no marital or homestead rights exist to be conveyed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7040 South Hampton Boulevard, Antioch, TN 37013

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 in 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.

Witness my/our hand(s) this 27th day of October, 2017.

Krystal R. Long LACOY @

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

@ LaCoy

Personally appeared before me, a Notary Public of said County and State, Krystal R. Long, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2017.

Notary Public

My Commission Expires: 8-18-18

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County