Bill Garrett Davidson County
Batch# 25020 DEEDWARR
11/13/2017 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $749.25
20171113-0116272

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Enrique Vazquez
628 Rehnea Drive
Old Hickory, TN 37138

MAP & PARCEL: 86-1-54

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **JOANN BRENT AND JOY E. GRAY,** has this day bargained and sold and do hereby transfer and convey unto, **ENRIQUE VAZQUEZ AND WIFE, MARGARITA CHAVOLLA CASTRO,** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Being Lot No. 2 on the Plan of Addition to Section IV, Hermitage Hills, as of record in Book 3842, Page 128, Register's Office for Davidson County, Tennessee. Said lot fronts 75 feet on the southeasterly side of Pacifica Drive and runs back 152.3 feet on the northeasterly line and 155.7 feet on the southwesterly line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Joann Brent and Joy E. Gray by Quitclaim Deed from Joe R. Fitzpatrick, reserving unto himself a life estate, on March 21, 2017 and filed for record in Instrument No. 20170321-0027669, Register's Office for Davidson County, Tennessee. The said Joe R. Fitzpatrick having died on June 23, 2017.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 3823 Pacifica Drive, Hermitage, TN 37076

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2017 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We further covenant with the said grantees, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2017 real property taxes, which taxes have been prorated between the parties herein.

We do further covenant and bind ourselves, our heirs, assigns and representatives to

forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 10th day of November, 2017.

Joann Brent

Joann Brent

Joy E. Gray

Joy E. Gray

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Joann Brent and Joy E. Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 10th day of November, 2017.

Eileen Smith

NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $202,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Margarita Chandler C.

AFFIANT

Sworn to and subscribed before me, this the 10th day of November, 2017.

Eileen Smith

NOTARY PUBLIC

My commission expires: 7/23/18

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Tricia L. Dittmer, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tricia L Dittmer
Notary's Signature

My Commission Expires: 2/20/18

Notary Seal:

