Bill Garrett Davidson County
Batch# 25083 DEEDWARR
11/13/2017 02:10:30 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20171113-0116372

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 10th day of November, 2017, by and between Jessica Karina Cerda Banos and Alberto Ruiz Rodriguez, both unmarried, party of the first part, and BluePrint Houses LLC, 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 the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, being a part of the westerly 500 feet of a 69.32 acre tract surveyed by Erie Drake, County Surveyor, September 4, 1992 and described according to a copy of a survey prepared by George W. Watkins, Surveyor, June 10, 1949, as follows:

Beginning at the southwest corner of the property conveyed to W.C. Wheeler by deed from Luther Mitchell of record in Book 838, Page 654, Register's Office for said County, said point being in the northerly line of what was formerly the Tant Land; thence with the westerly line of the Wheeler property north 6 degrees 45 minutes east 1464.5 feet to a point; thence north 86 degrees 30 minutes west 500 feet to a point; thence south 6 degrees 45 minutes west 1276.5 feet to an iron pin, same being the northwest corner of a one-acre tract conveyed to Clarence C. Vaughn and wife, by deed from Lillian Nipper, a widow, of record in Book 2084, page 543, Register's Office for Davidson County, Tennessee; thence with the north line of said one-acre tract south 86 degrees 45 minutes east 315 feet to an iron pin, same being the northeast corner of said one-acre tract; thence with the east line of said one-acre tract south 6 degrees 45 minutes west 188.5 feet more or less, to a point in the southerly margin of Pin Hook Road; thence with the south margin of Pin Hook Road south 86 degrees 45 minutes east 185 feet to the beginning.

Included in the above description but excluded therefrom is 5.0 acres previously conveyed to Randall Robertson and Margaret C. Robertson recorded in Book 7549, Page 313 to which reference is made for a metes and bounds description.

Being all or part of the same property conveyed to Jessica Karina Cerda Banos and Alberto Ruiz Rodriguez by virtue of that certain Warranty Deed dated April 25, 2011, and being of record at Instrument No. 20110429-0032928 in the amount of $75,000.00 in the Register's Office of Davidson County, Tennessee.

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), its heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; 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 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.

Jessica Karina Cerda Banos
Jessica Karina Cerda Banos

Alberto Ruiz Rodriguez
Alberto Ruiz Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jessica Karina Cerda Banos and Alberto Ruiz Rodriguez, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of November, 2017.

Ashlee D Page
Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/10/18

Property Owner & Address: BluePrint Houses LLC
1602 Newstead Terrace
Brentwood, TN 37027-8990

Tax Parcel No 16500003000

Property Address: 3834 Pin Hook Rd.
Antioch, TN 37013

MAIL TAX
BILLS TO: owner at owner's 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 $325,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Atef Youssef
AFFIANT

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO before me this 10th day of November, 2017.

Ashlee D Page
Notary Public

My Commission Expires: 9/10/18

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

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