Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $188,000.00.

Affiant

Bill Garrett Davidson County
Batch# 26460 DEEDWARR
11/16/2017 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $695.60
20171116-0117908

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Subscribed and sworn to before me, this 15th day of November, 2017.

Notary Public
My commission expires: 6/29/21

04-1710-56667

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Wilmer O. Munguia 6636 Shadyview Drive Antioch TN 37013	NEW OWNER(S)	176-05-0A-081.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dennis J. Dingeman and Jane E. Dingeman, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Wilmer O. Munguia and Santos Veronica Ramos-Ramos**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

**husband and wife

Land in Davidson County, Tennessee, being Lot No. 290, on the Plan of Hickory Woods Estates, Section "C", of record in Book 6900, Pages 885, 886, and 887, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis J. Dingeman and Jane E. Dingeman, husband and wife by deed from Lewis T. Harville and Amy L. Harville, husband and wife, dated March 17, 2014, recorded March 17, 2014, of record in Instrument No. 20140317-0021871, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6636 Shadyview Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of November, 2017.

Dennis J. Dingeman

Jane E. Dingeman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dennis J. Dingeman and Jane E. Dingeman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 15th day of November, 2017.

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

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

