Bill Garrett Davidson County
Batch# 26868 DEEDWARR
11/16/2017 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20171116-0117978

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 15 day of November, 2017, by and between Juana Rivera Soledad, married, party of the first part, and Adan Guerrero, 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 Davidson County, Tennessee, being all of Lot No. 113, on the plan of Colewood Acres, Section 2, of record in Plat Book 3700, Page 135, said Register's Office, reference to which is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 4012 Keeley Drive, Antioch, TN

Being all or part of the same property conveyed to Juana Rivera Soledad by virtue of that certain Warranty Deed dated January 20, 2014, and being of record at Instrument No. 20140127-0007130 in the amount of $113,500.00 in the Register's Office of Davidson County, Tennessee.

Raymundo Gonzalez-Hernandez joins in this conveyance to transfer any and all marital rights he may have in said property.

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), his/her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I 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 2018 Davidson County real property taxes, being a lien not yet due and payable, and subject to Restrictions of record at Book 4003, Page 11, Book 4185, Page 42, and Book 4178, Page 738 in said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her 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.

Juana Rivera Soledad

Raymundo Gonzalez-Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Juana Rivera Soledad, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of November, 2017.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/10/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Raymundo Gonzalez-Hernandez, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15 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: Adan Guerrero
4012 Keeley Drive
Antioch, TN 37013

Tax Parcel No 16202007300

Property Address: 4012 Keeley Dr.
Antioch, TN 37013

MAIL TAX BILLS TO: OWNER AT PROPERTY ADDRESS

Firm File #: 20171051

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 $165,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15 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

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