WARRANTY DEED

Bill Garrett Davidson County
Batch# 31466 DEEDWARR
11/29/2017 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $636.40
20171129-0121849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Karla Guadalupe Medina-Luevano		176 01 0 086.00
(NAME)	(NAME) New owner	
4280 Maxwell Rd.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Two Thousand And No/100 Dollars ($172,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jose Collazo, Jr., a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karla Guadalupe Medina-Luevano, an unmarried woman**, 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:

Being Lot No. 240 on the Plan of Section 18, Peppertree forest, of record in Plat Book 8250, page 260, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jose Collazo, Jr. by Warranty Deed from Jerry D. Butler dated November 23, 1994 and recorded November 29, 1994 in Book 9531, Page 199, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jose Collazo, Jr. by Quit Claim Deed from Linda J. Collazo dated December 10, 1996 and recorded February 19, 1997 in Book 10352, Page 793, in said Register's Office for Davidson County, Tennessee.

Magdalena Pineda Ramirez, spouse of Jose Collazo, Jr., joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

File Number: MFR-176746SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4280 Maxwell Rd., 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, has a good right to convey it and the same is 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 our hands this 25th day of October, 2017

Jose Collazo, Jr.

Magdalena Pineda Ramirez

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

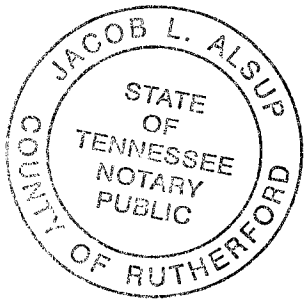
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Jose Collazo, Jr. AND Magdalena Pineda Ramirez**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of October, 2017.

Notary Public

My Commission Expires: 9-22-22

(SEAL)



File Number: MFR-176746SSO

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017