WARRANTY DEED

Bill Garrett Davidson County
Batch# 31471 DEEDWARR
11/29/2017 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20171129-0121859

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2017.

Notary Public

My commission expires: 11/5/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Linda Gutierez Zavala **David De Jes Jimenez Gomez**	New Owner	**Map 149-10-0 Parcel 015.00**
5040 Countryside Drive		
Antioch, Tennessee 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rose Mary Rogers, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda Gutierez Zavala and **David De Jes Jimeniz Gomez, wife and husband**

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:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Pebble Trail, Section Three, of record in Book 7900, Page 149, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rose Mary Rogers, an unmarried person, by Deed dated October 26, 2007 from Federal National Mortgage Association aka Fannie Mae, a corporation, of record in Instrument No. 20071031-0128326, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 7900, Page 149, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Covenants and Restrictions for Pebble Trails Section III, of record in Book 8276, Page 900, Register's Office for Davidson County, Tennessee. (3) Charter of Pebble Trails Estates, Inc. of record in Book 8003, Page 263, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **5040 Countryside Drive, Antioch, Tennessee 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 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, 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 my/our hand(s) this **25th** day of **October, 2017.**

Rose Mary Rogers

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Personally appeared before me, a Notary Public of said County and State, **Rose Mary Rogers,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **October, 2017.**

Notary Public

My Commission Expires: 9-10-18

CHRISTOPHER T SMITH DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

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