PREPARED BY: RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179873

WARRANTY DEED

Bill Garrett Davidson County
Batch# 35364 DEEDWARR
12/08/2017 10:01:28 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20171208-0125363

JILL RODRIGUEZ NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2017.

NOTARY PUBLIC

My commission expires: 10-11-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elsa Guerruro 3196 Hidden Creek Dr. Antioch, TN 37013-4564	Same address as new owner	173 16 0A 279.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Five Thousand and 00/100 Dollars ($275,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MITCHEL B. BLEIL AND WIFE, MEGAN E. BLEIL**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ELSA GUERRURO, A SINGLE PERSON**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Final Plat HIdden Creek, Phase 5 of record in Plat at Instrument No. 20060627-0076912, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitchell B. Bleil and Megan E. Bleil, by Warranty Deed from Kimberly M. Fowler nka Kimberly M. Saldivar and husband, Oscar Luis Saldivar, dated 2/9/2015, recorded 2/12/2015, of record in Instrument No. 20150212-0013044, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3196 Hidden Creek Dr., Antioch, TN 37013-4564, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7 day of December, 2017.

MITCHEL B. BLEIL

MEGAN E. BLEIL

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public Megan E. Bleil, 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 seal, this the 7 day of December, 2017.

Notary Public
My commission expires: 1-8-19

PENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
1-8-19

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Mitchel B. Bleil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7 day of December, 2017.

Notary Public
My commission expires: 1-8-19

PENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
1-8-19