Bill Garrett Davidson County
Batch# 35411 DEEDWARR
12/08/2017 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20171208-0125431

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $180,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 4-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Lohanny Garcia and Juan C. Vasquez	NEW OWNER	15001031400 & 15001031500
(NAME)	(NAME)	
569 Owendale Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $180,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jeremiah Rice and Travis Rice,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Lohanny Garcia and Juan C. Vasquez**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

TRACT 1:
Being Lot No. 67 on the Plan of Edge-O-Lake Estates, Section 18, of record in Plat Book 4675, Page 84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

TRACT 2:
An irregularly shaped parcel on Ownedale Drive being approximately 9.27 x 39.32 x IR in size, further described in Field Book 02DX 02885, Davidson County Tax Map 15-1, Parcel No. 315.00 in the Tax Assessor's Office of Davidson County, Tennessee.

Being the same property conveyed to WILLIAM H. RICE, III, A SINGLE MAN by deed from TOJO INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20130318-0026418, dated March 13, 2013, said Register's Office. WILLIAM H. RICE, III died testate on or about July 25, 2107, devising said property to his children, JEREMIAH JOSEPH RICE AND TRAVIS AUSTIN RICE by will of record in Docket No. 17P1512 in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville Probate Division).

*Seller warrants property was not primary residence

This property is __unimproved __improved property known as: 569 Owendale Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of December, 2017.

Jeremiah Rice

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremiah Rice, the herein bargainor, 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, this the 7th day of December, 2017.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness our hands this 6th day of December, 2017.

Travis Rice

STATE OF TENNESSEE Georgia
COUNTY OF WILSON Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Travis Rice, the herein bargainor, 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, this the 6th day of December, 2017.

Notary Public
My Commission Expires: 11-13-2020

JENNIFER L. HASSOUNA
My Commission
NOTARY
PUBLIC
EXPIRES
11-13-2020
COBB COUNTY, GEORGIA

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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 CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019