Bill Garrett Davidson County
Batch# 36188 DEEDWARR
12/12/2017 09:15:30 AM 4 pgs
Fees: $23.00 Taxes: $751.10
20171212-0126403

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TN
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $203,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2017.

Notary Public
My commission expires: 11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

13-1710-132973

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nataly Hernandez 3028 Cedarcliff Court Antioch TN 37013	New owner	150-09-0-165.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chris Curtis, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nataly Hernandez** Cortes, single woman hereinafter called the Grantees, their successors 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. 93, on the Plan of Phase II, Forest View Park, Section V, of record in Book 6250, Page 458, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chris Curtis, a married man by deed from Secretary of Housing and Urban Development of Washington, D.C., dated December 3, 2004, recorded December 15, 2004, of record in Instrument No. 20041215-0149055, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3028 Cedarcliff Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of November, 2017.

Chris Curtis

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Chris Curtis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 17th day of November, 2017.

State of Tennessee at Large

My Commission expires:

All attached

PLEASE SEE ATTACHED
NOTARIAL CERTIFICATE

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SACRAMENTO } SS.

Subscribed and sworn to (or affirmed) before me on this 17 day of NOVEMBER, 20 17, by

CHRISTOPHER G. CURTIS, proved to me on the basis of satisfactory evidence

to be the person(s) who appeared before me.

KATHLEEN E. HOUSTON
COMM. # 2133339
NOTARY PUBLIC-CALIFORNIA
COUNTY OF EL DORADO
MY COMM. EXP. NOV. 9, 2019

Kathleen E. Houston
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- [X] INDIVIDUAL
- [ ] CORPORATE OFFICER _____ TITLE(S)
- [ ] PARTNER(S)
- [ ] ATTORNEY-IN-FACT
- [ ] TRUSTEE(S)
- [ ] GUARDIAN/CONSERVATOR
- [ ] OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED
TITLE OR TYPE OF DOCUMENT

1 PAGES
NUMBER OF PAGES

NOVEMBER 17, 2017
DATE OF DOCUMENT

OTHER

ABSENT SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here

NOTARY BONDS, SUPPLIES AND FORMS AT HTTP://WWW.VALLEY-SIERRA.COM © 2005-2015 VALLEY-SIERRA INSURANCE

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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212