Tax Liability & Owner:
Wilbert Corpeno Medrano, et ux
Milagro Emperatriz Flores Medrano
136 Valley Green Drive
Antioch, TN 37013

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
117 South Spring Street
Manchester, Tennessee 37355

Parcel 16206034500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, SANTOS S. BARRERA, have bargained and sold and by these presents do hereby transfer and convey unto WILBERT CORPENO MEDRANO and wife, MILAGRO EMPERATRIZ FLORES MEDRANO, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Bess Estates, Section 1, as of record in Book 4450, Page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for amore completed description thereof.
>
> And being the same property conveyed to Maria E. Rivera by Warranty Deed from Larry R. Perkins and wife, Bonnie J. Perkins, dated September 24, 2004 and recorded on October 5, 2004 at 10:13AM in Instrument No. 20041005-0119588, Register's Office of Davidson County, Tennessee. See also Quitclaim deed from Maria E. Rivera to Santos S. Barrera, dated November 8, 2006, and recorded on January 17, 2007, at 9:18 A.M. in Instrument No. 2000117-0006629, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities; including but not limited to any and all matters on subdivision plat for Bess Estates of record in Book 4450, page 154; and Declaration of Restrictive Covenants for Meadow Wood Subdivision of record in Book 4679, page 64, all of record in Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILBERT CORPENO MEDRANO and wife, MILAGRO EMPERATRIZ FLORES MEDRANO, their heirs and assigns, forever.

Bill Garrett Davidson County
Batch# 36290 DEEDWARR
12/12/2017 10:14:05 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20171212-0126479

AND I DO COVENANT with WILBERT CORPENO MEDRANO and wife, MILAGRO EMPERATRIZ FLORES MEDRANO, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns to warrant and forever defend the title of said land to WILBERT CORPENO MEDRANO and wife, MILAGRO EMPERATRIZ FLORES MEDRANO, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 8th day of November, 2017.

Santos S. Barrera

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF New York)
COUNTY OF Suffolk)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named SANTOS S. BARRERA, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 12/02/2018

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STATE OF New York, Suffolk COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 8th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 12/02/2018

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