STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 36681 DEEDWARR
12/13/2017 10:41:20 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20171213-0127035

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/23/21
File No. G17-0307D

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-23-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	First Community Mortgage,Inc.	
Bree McElrath (NAME)	~~NEW OWNER~~ (NAME)	04301022900
121 Shannon Avenue (STREET ADDRESS)	262 Robert Rose Dr, Ste 101 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Claro De Jesus Antunez-Ribot and Ana Leon,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bree I. McElrath, unmarried woman 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. 2 on the plan of SHANNON PLACE SUBDIVISION, SECTION 1, as shown by plat of record in Plat Book 11190, Page 55, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jesus Antunez-Ribot and Ana Leon, husband and wife from Claro De Jesus Antunez-Ribot a married man who acquired title as Claro De Jesus Antunez and Ana Lilia Uresti, both unmarried, by Quit Claim Deed dated March 23, 2013, as Instrument No. 20130410-0035430, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 11190, page 55, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 11416, page 873, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement as recorded in Book 4852, page 287, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement as recorded in Book 4154, page 196, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement as recorded in Book 4084, page 481, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 121 Shannon Avenue, Madison, TN 37115.

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 and assigns, forever, and we do covenant with 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. Whenever 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 11th day of December, 2017.

Claro De Jesus Antunez-Ribot — December 11, 2017 Date

ANA LEON

By: Ana Leon by Ana Guadalupe Uresti atty. in fact. — December 11, 2017 Date
Ana Guadalupe Uresti, Attorney-In-Fact

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Claro De Jesus Antunez-Ribot, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of December, 2017.

My Commission Expires:_____

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ana Guadalupe Uresti, Attorney-In-Fact for Ana Leon, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of December, 2017.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066