Bill Garrett Davidson County
Batch# 39996 DEEDWARR
12/20/2017 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $643.80
20171220-0129724

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jose Y. Sanchez Perez
219 Bonnavue Drive
Hermitage, TN 37076

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 075-05-0-090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael E. Tate, Sr. and wife, Myrna E. Tate, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jose Y. Sanchez Perez** UNMARRIED **, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 956 on the Plan of Section Eight, Hermitage Hills of record in Plat Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 119.27 feet on the Westerly side of Bonnavue Drive and runs back 143.9 feet on the Northerly line and 163.95 feet on the Southerly line, to a dead line in the rear on which it measures 58.55 feet.

Being the same property conveyed to Michael E. Tate, Sr. and wife, Myrna E. Tate by Warranty deed from David L. Macon and wife, Frances J. Macon of record in Book 4173, page 633, Register's Office for Davidson County, Tennessee, dated September 21, 1967 and recorded on September 25, 1967.

This is improved property known as: **219 Bonnavue Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 15th day of November, 2017.

WITNESS MY HAND on this the 15th day of November, 2017

Michael E. Tate Sr.

Michael E. Tate, Sr.

Myrna E. Tate by Michael E. Tate Sr. her co-conservator

Myrna E. Tate ,by Michael E. Tate, Sr. her co-conservator,

Myrna E. Tate by David Jeremey Tate her Co-Conservator

Myrna E. Tate, by David Jeremey Tate, her co-conservator

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michael E. Tate, Sr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of December, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, Myrna E. Tate**, her co-conservator , Micheal E. Tate Sr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of December, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, Myrna E. Tate**, her co-conservator, David Jeremey Tate,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of December, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $174,000.00

AFFIANT

Subscribed and sworn to before me this the 15th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 170804

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

