Bill Garrett Davidson County
Batch# 46210 DEEDWARR
01/09/2018 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $525.40
20180109-0002995

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Affiant

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Notary Public
My commission expires: 5/15/2021

02-1712-50353

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Maria G. Perez 1212 Westridge Antioch TN 37013	New Owner	173-01-0-252.00

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, **Wendoly Del C. Martinez Villanueva**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Maria G. Perez and Leo Perez, wife and husband,** 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. 3-B, on the Plan of Lots 1 thru 5 & 7 thru 16, Zone Lot Division, Dreamland Estates Southeast, Section 3, of record in Book 5200, Page 649, as amended in Book 6250, Page 282, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wendoly Del C. Martinez Villanueva, a single woman by deed from Mark A. Claassen, married, dated August 31, 2005, recorded September 6, 2005, of record in Instrument No. 20050906-0106733, Register's Office for Davidson County, Tennessee. Joyce Claassen, spouse of Mark A. Claassen, joined in this instrument to convey her marital interest, if any, in subject property.

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 1212 Westridge, 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 15th day of December, 2017.

Wendoly Del C. Martinez Villanueva

Wendoly Del C. Martinez ~~Villan~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 15th day of December, 2017.

Julie Dyess

Notary Public

My Commission expires: 8/11/20



True Copy Certification

I, Julie Dyess, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Julie Dyess 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: 5-15-2021

{Notary Seal}

