WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF CASSIE LOVVORN

Bill Garrett Davidson County
Batch# 46223 DEEDWARR
01/09/2018 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $705.96
20180109-0003014

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-090524

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jesus Esparza Rodriguez	First National Bank of ~~Tower Community Bank~~ America	
(NAME)	(NAME)	
183 Hillcrest Rd	241 East Saginaw St.	133-11-0-044.00
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082	East Lansing, MI 48823	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS ($190,800.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EUNICE J. REYNOLDS, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESUS ESPARZA-RODRIGUEZ AND ERIKA DIAZ GARCIA, HUSBAND AND WIFE, 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. 28 on the Plan of Paragon Hills, of record in Plat Book 3300, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William B. Hassell and wife, Millie Sarah Hassell by Warranty Deed from W. L. Bainbridge Co, a partnership, of record in Book 3708, Page 575, Register's Office for Davidson County, Tennessee, dated April 16, 1964. The Said William B. Hassell has since died on September 18, 2001, leaving Millie Sarah Hassell as surviving tenant by the entirety.

Being the same property conveyed to Millie Sarah Hassell, a widow, as life tenant, and Eunice J. Reynolds, as remainderman by Quitclaim Deed from Millie Sarah Hassell, a widow, of record in Instrument No. 20020404-0041155, Register's Office for Davidson County, Tennessee, dated April 03, 2002 and

recorded on April 04, 2002.

Being the same property conveyed to Randall W. Reynolds, Sr. and Eunice J. Reynolds, husband and wife, as tenants by the entirety by Quitclaim Deed from Millie Sarah Hassell, an unremarried widow, as life tenant, and Eunice J. Reynolds, as remainderman, being a married woman, joined by her husband, Randall W. Reynolds, Sr., of record in Instrument No. 20060710-0082405, Register's Office for Davidson County, Tennessee, dated June 26, 2006 and recorded on July 10, 2006.

Randall W. Reynolds, Sr. having since died leaving Eunice J. Reynolds the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3828 Sam Boney Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this the 8th day of January, 2018

Eunice J. Reynolds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of January, 2018, before me personally appeared Eunice J. Reynolds, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of January, 2018.

Notary Public

My Commission Expires: 3/3/19

(SEAL)

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY