Bill Garrett Davidson County
Batch# 52681 DEEDWARR
01/29/2018 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $765.90
20180129-0009046

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of January, 2018 by and between Shirallene J. Allemore and husband, Steven Allemore hereinafter referred to as GRANTOR, and Sigfredo R. Herrera, *a single man hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Being all of Lot No. 60, Final Plat Section Once, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument No. 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Shirallene J. Allemore, a married woman by Quitclaim Deed from Shirallene J. Allemore, a married woman, who aquired title as Shirallene J Smith, a single person, dated April 16, 2016, recorded May 24, 2016, of record in Instrument No. 20160524-0052157, in the Register's Office of Davidson County, Tennessee.

Previously being the same property convyed to Shirallene J. Smith, a single person, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated August 31, 2012, recorded September 5, 2012, of record in Instrument No. 20120905-0080283, in the Register's Office for Davidson County, Tennessee.

This is [x]improved [ ]unimproved property known as: 5101 Preserve Blvd, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Shirallene J. Allemore

Steven Allemore

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Shirallene Allemore*, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

* and Steven Allemore

Witness my hand, at office, this 25th day of January, 2018.

Notary Public

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

My Commission Expires:_____

Name and Address of Property Owner:
Sigfredo Herrera
5101 Preserve Blvd, Antioch, TN 37013

Send Tax Statements to:
Caliber Home Loans, Inc.
3701 Regent Blvd., Suite 180
Irving, TX 75063

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $207,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of January, 2018.

Notary Public

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/3/19

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

18-1-009
ORT Form 3956 (Rev. 1/22/07)

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

