Bill Garrett Davidson County
Batch# 57102 DEEDWARR
02/08/2018 04:21:30 PM 3 pgs
Fees: $18.00 Taxes: $569.80
20180208-0013031

| | |
|---|---|
| | **STATE OF TENNESSEE**<br>**COUNTY OF SUMNER**<br><br>The actual consideration or value, whichever is greater, for this transfer is $154,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 6th day of February, 2018.<br><br>Notary Public<br><br>My commission expires: 4-29-19 |
| (Notary Stamp) | GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Flavio Aranda Michel | Flavio Aranda Michel | 075-13-0-209.00 |
| 307 Bonnacroft Dr | 307 Bonnacroft Dr | |
| Hermitage, TN 37076 | Hermitage, TN 37076 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Ramon Michel and Aurora Michel, husband and wife and Sandra Michel Alvarez, as joint tenants with the right of survivorship**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Flavio Aranda Michel, a single man**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 161 on the Plan of Hermitage Hills, of record in Plat Book 2900, Page(s) 48 and 49, 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 Ramon Michel and Aurora Michel, husband and wife and Sandra Michel Alvarez, as joint tenants with the right of survivorship by Warranty Deed from James Edward Agee, III and Jessica Lynn Agee, husband and wife, of record in Instrument No. 20050331-0035006, Register's Office for Davidson County, Tennessee.

This is improved property known as **307 Bonnacroft Dr, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of February, 2018.

Ramon Michel by Sandra Alvarez attorney in fact
Ramon Michel by Attorney-In-Fact Sandra Alvarez

Aurora Michel by Sandra Alvarez attorney in file
Aurora Michel by Attorney-In-Fact Sandra Alvarez

Sandra Michel Alvarez

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sandra Michel Alvarez,, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of February, 2018.

Notary Public
My Commission Expires: 4.24.19

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared Sandra Alvarez, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Ramon Michel and Aurora Michel for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Ramon Michel and Aurora Michel, and is authorized by Ramon Michel and Aurora Michel to execute this instrument on their behalf.

Witness my hand and official seal this 6th day of February, 2018.

Notary Public
My Commission Expires: 4.24.19

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SP 11/2015

# True Copy Certification

I, MARTHA BROWN, 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, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY