Bill Garrett Davidson County
Batch# 64203 DEEDWARR
03/01/2018 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20180301-0019601

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of February, 2018, by and between Florentino Diaz Acosta and wife, Yamileth Berrios Alcantara, party of the first part, and Claudia R. Reyes Castaneda, a married woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Section 2, Colewood Acres, of record in Plat Book 3700, Page 135, Register's Office for Davidson County, Tennessee, together with an adjacent tract of land not of record described as follows: Beginning at the westerly margin of above said lot 121, proceeding N 25 deg. 35 min. W 72.7 feet to a point; thence S 75 deg. 35 min. E 33.8 feet to a point on the westerly margin of said Lot 121; thence with said margin S 1 deg. 40 min. W 56.6 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY: 206 Colemont Drive, Antioch, TN

Being all or part of the same property conveyed to Florentino Diaz Acosta by virtue of that certain Warranty Deed dated July 14, 2005, and being of record at Instrument No. 20050811-0095241 in the Register's Office of Davidson County, Tennessee.

The said Yamileth Berrios Alcantara joins in this conveyance to convey any and all marital rights she may have in said property.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to restrictions of record in book 4158, page 142 and in book 4178, page 738, said Register's Office; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Florentino Diaz Acosta by Nelson G. Perez AIF
Florentino Diaz Acosta, by Nelson G. Perez, Attorney in Fact

Yamileth Berrios Alcantara by Nelson G. Perez AIF
Yamileth Berrios Alcantara, by Nelson G. Perez, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally before me personally appeared Nelson G. Perez, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Florentino Diaz Acosta and Yamileth Berrios Alcantara, and who acknowledged that he executed the same as the free act and deed of Florentino Diaz Acosta and Yamileth Berrios Alcantara.

WITNESS my hand and official seal at office this 28th day of February, 2018.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Nelson G. Perez being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Florentino Diaz Acosta and Yamileth Berrios Alcantara, the principal.

WITNESS my hand and official seal at office this 28th day of February, 2018.

Nelson G. Perez

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address:	Claudia R. Reyes Castaneda 206 Colemont Drive Antioch, TN 37013
Tax Parcel No	16202007600
Property Address:	206 Colemont Dr. Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at property address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $130,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Claudia R. Reyes Castaneda
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of February, 2018.

Ashlee Page
Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019