Bill Garrett Davidson County
Batch# 68989 DEEDWARR
03/14/2018 10:51:59 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20180314-0024099

Antonio Jimenez

TO: *WARRANTY DEED*

Giovanni H. Martinez Jimenez

THIS WARRANTY DEED OF REALTY, executed as of the 12th day of March, 2018, by Grantor, **Antonio Jimenez, married,** to Grantee, **Giovanni H. Martinez Jimenez, unmarried,** Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in the First (1st) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Hickory Valley Subdivision, Section III, of record in Plat Book 4460, page 86, said Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 92 fronts 76.14 feet on the westerly margin of Ocala Court North and extends 176.73 feet on the southerly line and 147.87 on the northerly line to a line in the rear which measures 89.65 feet.
>
> Being the same property conveyed to Antonio Jimenez Hernandez a/k/a Antonio Jimenez, married by Warranty Deed from Robert F. Glaus, Jr. dated January 5, 2006 and recorded on January 18, 2006 at 2:09 p.m. of record in Instrument No. 20060118-0006811, Register's Office for Davidson County, Tennessee.
>
> The above described realty is not and has never been the marital residence of the Grantor.

That Grantor (1) covenants that he is lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2018 taxes which are

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

Antonio Jimenez
Antonio Jimenez

Grantor

STATE OF Alabama :
COUNTY OF St. Clair :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Antonio Jimenez,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12th day of March, 2018

My Commission Expires: 10-11-2020

Notary Public

REBECCA TAYLOR
MY COMMISSION EXPIRES
OCTOBER 11, 2020
NOTARY PUBLIC
STATE OF ALABAMA

Property Owners Name
and Mailing Address:

Giovanni H. Martinez Jimenez
420 Ocala Court North
Nashville, TN, 37211

Person or Entity Responsible for
Payment of Property Taxes:

Wells Fargo Bank, N.A.
Wells Fargo Home Mortgage
P.O. Box 11701
Newark, NJ 07101-4701

Property Address:
420 Ocala Court North
Nashville, TN, 37211

Map and Parcel No.
162-05-0-228.00

STATE OF ~~TENNESSEE~~, Alabama
St. Clair ~~DAVIDSON~~ COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$177,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X Affiant Antonio Jimenez

Subscribed and sworn to before me this the **12th day of March, 2018.**

Rebecca Taylor

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-11-2020

REBECCA TAYLOR
MY COMMISSION EXPIRES
OCTOBER 11, 2020
NOTARY PUBLIC
STATE OF ALABAMA