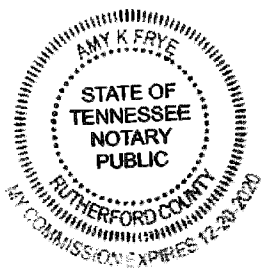
Bill Garrett Davidson County
Batch# 72272 DEEDWARR
03/22/2018 10:27:30 AM 2 pgs
Fees: $13.00 Taxes: $407.00
20180322-0027061

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/20/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Isaac Sierra Montes	Isaac Sierra Montes	049 16 0A 024.00
(NAME)	(NAME)	
512 Michele Drive	512 Michele Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ten Thousand And No/100 Dollars ($110,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Smith n/k/a Kulawnee Xavier Taylor and wife, Lavon Smith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Isaac Sierra Montes, unmarried**, 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. 53 on the Plan of Willow Trace, Phase 2, of record in Plat Book 7900, Page 46, as amended in Book 8179, Page 461, Register's Office, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William Smith and wife, Lavon Smith by Warranty Deed from James R. Taylor, an unmarried person dated August 18, 2003 and recorded August 27, 2003 as Instrument No. 20030827-0124270, in said Register's Office for Davidson County, Tennessee. The said William Smith n/k/a Kulawnee Xavier Taylor, pursuant to Name Change Order, Case No. 06-74-II, Chancery Court for Davidson County, Tennessee. William Smith and Kulawnee Xavier Taylor being one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-181903SSO

unimproved ☐
This is improved ☒ property, known as 727 Willow Trace Dr., Whites Creek, TN 37189

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, has 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 our hands this 21st day of March, 2018

William Smith n/k/a Kulawnee Xavier Taylor

Lavon Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **William Smith n/k/a Kulawnee Xavier Taylor and wife, Lavon Smith**, the bargainor, 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 official seal, this the 21st of March, 2018.

Notary Public

My Commission Expires: 12/20/2020

(SEAL)

True Copy Certification

I, Penny V. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny V. Ray 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: 5/10/17
Notary Seal (if on paper)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File Number: MFR-181903SSO

201803070021541