RECORD AND RETURN
Tennessee Title Service
101 Springhouse Ct S-202
Hendersonville, TN 37075

Bill Garrett Davidson County
Batch# 73671 DEEDWARR
03/27/2018 10:27:14 AM 2 pgs
Fees: $13.00 Taxes: $717.80

20180327-0028505

This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129
File Number: 2-18-1613

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $194,000.00

Kenyar Anderson
Affiant

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 27th day of March, 2018

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer G. Porras Palacios 319 Jacksonian Drive Nashville, TN 37076	Bond Mortgage, LLC 318 Seaboard Ln Franklin, TN 37064	075-13-152.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ronnie C. Bouchelle, an unmarried man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jennifer G. Porras Palacios,** a single woman hereinafter called the Grantee(s), his/her/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. 28 on the plan of HERMITAGE HILLS, as shown by plat of record in Plat Book 2900, Page 48-49, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said lot no. 28 fronts 80.0 feet on the Southwesterly line and 154.16 feet on the Northwesterly line to a dead line in the rear, measuring 80.0 feet thereon.

Being the same property conveyed to Ronnie C. Bouchelle, unmarried by Warranty Deed from Talmadge Sutton and Lucille Sutton, husband and wife, recorded on the 27th day of July, 2007 in Instrument No. 20070727-0089264, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **319 Jacksonian Drive, Nashville, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, have 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. Whenever 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, Grantor has executed this instrument on this 22 day of March, 2018.

GRANTOR:

Ronnie C. Bouchelle

STATE OF FL
COUNTY OF MIAMI DADE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronnie C. Bouchelle, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22 day of March, 2018.

Notary Public
My Commission expires: 9/9/19

Ramon Diplan
COMMISSION #FF916740
EXPIRES: September 9, 2019
WWW.AARONNOTARY.COM