This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 75167 DEEDWARR
04/02/2018 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $512.45
20180402-0029986

ADDRESS NEW OWNER:
Yanira Salamanca
3123 Justin Towne Court
Antioch, TN 37013

SEND TAX BILL TO:
Cardinal Financial Company, LP
3701 Arco Corporate Dr.
Suite #200
Charlotte, NC 28273

MAP/PARCEL 150-03-0-110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth Farrell, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Yanira Salamanca, a single woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10-B on the Plan of Minor Revision to Lot No. 10, Zone Lot Division on the Plan of Lot Nos. 8, 9, 10, 11 and 12, Section Two, Justin Towne, of record in Plat Book 9700, Page 416, 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 Elizabeth Farrell, unmarried by Warranty deed from James Terry Lee Slicer, unmarried of record in Instrument No. 20090313-0022845 Register's Office for Davidson County, Tennessee, dated March 9, 2009 and recorded on March 13, 2009.

This is improved property known as: **3123 Justin Towne Court, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 29th day of March, 2018.

WITNESS MY HAND on this the 29th day of March, 2018

Elizabeth Farrell

Elizabeth Farrell

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Elizabeth Farrell, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of March, 2018.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $138,500.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 9/25/15

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No: 180197

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 D 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
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019