30627-5 Box 14

WARRANTY DEED

Name and Address of New Owner: Francisco Hernandez Arriago, et. ux
Send tax Notices to Same : 4552 Brooks Valley Road, Hermitage, TN 37076

State of Tennessee)
County of Smith)

The actual consideration or value, whichever is greater, for this transfer is $73,000.00.

Mary Evelyn Allen
Affiant

Sworn to and subscribed before me, the 5 day of April, 2018.

Notary Public

My Commission Expires: 11/16/19

JAMES DAVID BASS STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

Map & Parcel 087-09-00-54.00

FOR AND IN CONSIDERATION of the sum of SEVENTY THREE *THOUSAND AND NO/100 DOLLARS, ($73,000.00)* cash in hand paid, the receipt of which is hereby acknowledged, we, **MARY EVELYN ALLEN** and **ROBERT WARD WILDER,** have bargained and sold and by these presents do transfer and convey unto **FRANCISCO HERNANDEZ ARRIAGO** and **TERESA ROJO ANGULO**, husband and wife, their heirs and assigns, the following described tract or parcel of land located and situated in Davidson County, Tennessee, bounded and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 196B on the Zone Lot Division of Lots No. 108, 195, 196, 204, 205 on the Plan of Valley Grove Subdivision, Section 8, which is of record in Plat Book 5200, page 769, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

BEING the same property vested in Frances G. Tubb by deed from William O. Patton and wife, Eva Ruth Patton and Lee Marsh, of record in Book 7679, page 591, Register's office for Davidson County, Tennessee. Frances G. Tubb died testate on June 30, 2016 and by will, probated in Will Book R, pages 165-168, Smith County Clerk & Master's Office, devised the subject property to her three children, namely, Mary Evelyn Tubb a/k/a Mary Evelyn Allen; Robert Ward Wilder and William Tone Tubb. William Tone Tubb died without will on August 15, 2001, without issue. Therefore his interest lapsed, leaving Robert Ward Wilder and Mary Evelyn Allen as the sole heirs and owners of the subject real estate.

This Instrument Prepared By:
BASS AND BASS, Attorneys
P. O. Box 500, Carthage, TN 37030

Bill Garrett Davidson County
Batch# 77659 **DEEDWARR**
04/10/2018 09:57:09 AM 3 pgs
Fees: $18.00 Taxes: $270.10

20180410-0033606

Possession: Date of Deed; 2018 taxes prorated from date of closing.
THIS PROPERTY HAS NEVER BEEN USED AS THE PRIMARY RESIDENCE OF THE GRANTORS.

This conveyance is subject to the following:

Plat of record in Plat Book 5200, page 606, revised in Plat Book 5200, page 769 said Register's Office, shows an Owner's Certificate and is subject ot all matters as set forth therein.

Restrictive Covenants contained in instrument of record in Plat Book 5200, Page 769 and in Plat Book 6139, page 443, Register's Office for Davidson County, Tennessee.

This is improved Property known as 4552 Brooke Valley Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **FRANCISCO HERNANDEZ ARRIAGO** and **TERESA ROJO ANGULO**, husband and wife, their heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered.

WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said **FRANCISCO HERNANDEZ ARRIAGO** and **TERESA ROJO ANGULO**, husband and wife, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS on this the 4 day of April, 2018.

Mary Evelyn Allen

MARY EVELYN ALLEN

ACKNOWLEDGEMENTS

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **MARY EVELYN ALLEN,** one of the bargainors, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, on this the 5 day of April, 2018.

NOTARY PUBLIC

My Commission expires: 11/16/19

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

ROBERT WARD WILDER

STATE OF ARKANSAS
COUNTY OF MADISON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, ROBERT WARD WILDER, the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Madison County, Arkansas on this the 4 day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 11-21-2023

WD-Tubb heirs-Arriago

STATE OF NOTARY PUBLIC ARKANSAS
SHAILEE LEDBETTER
Madison County
My Comm. Exp.11-21-2023
#12396566

This Instrument Prepared By:
BASS AND BASS, Attorneys
P. O. Box 500, Carthage, TN 37030