Bill Garrett Davidson County
Batch# 80813 DEEDWARR
04/13/2018 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $640.10
20180413-0035116

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019 (AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

**THIS INSTRUMENT WAS PREPARED BY**
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Lucia Hernandez Hernandez | New owner | 165130A06800C0 |
| (NAME) | (NAME) | |
| 4448 Stoneview Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Paula Michele Thompson, a single woman** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lucia Hernandez Hernandez, _____THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land, located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 342, on the Plan of Peppertree Forest, P.U.D., Section Five, of record in Plat Book 6900, Page 943, amended in Plat Book 7900, Page 499, Register's Office for Davidson County, Tennessee, to which plan reference is made more complete description.

Being the same property with a Restoration of Title by Order of the Chancery Court of Davidson County, Tennessee, in Instrument No. 20080215-0015166, Docket No. 07-1351-III, Register's Office for Davidson County, Tennessee.

Being the same property that conveyed a one-half undivided interest to Steven L. Wall, a single person, from Paula M. Thompson, a single person, as tenants in common with rights of survivorship, recorded on March 22, 2005, of record in Instrument No. 20050322-0030869, Register's Office for Davidson County, Tennessee.

Being the same proeprty conveyed to Paula M. Thompson, an unmarried woman, by deed from Ammon M. Temple, a/k/a Ammon M. Ogle and John W. Ogle, both single, fo record in Instrument No. 20050111-0004109, Register's Office for Davidson County, Tennessee.

This is improved property known as 4448 Stoneview Dr., Antioch, TN 37013.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

| This is: | | | | | | |
|---|---|---|---|---|---|---|
| Improved | property, known as | 4448 Stoneview Dr. | Antioch | TN | 37013 | |
| | | (House Number) (Street) | (P.O. Address) | (City or Town) | (Postal Zip) | |

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. 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 03/29/18.

Paula Michele Thompson

Paula Michele Thompson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Paula Michele Thompson with whom I am personally acquainted, (or proved to me 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 on 03/29/18.

Notary Public

My Commission Expires:

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

# True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212