Return To: 18-0101
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$189,900.00**.
Bill Garrett Davidson County Batch# 81602 **DEEDWARR** 04/17/2018 09:56:30 AM 2 pgs Fees: $13.00 Taxes: $702.63 20180417-0035986	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **April 13, 2018.** Notary Public MY COMMISSION EXPIRES: 2/22/22 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0101**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sergio Zambrano Ochoa	**First Community Mortgage, Inc.**	**75-14-29**
(NAME) **8201 Luree Lane**	(NAME) **262 Robert Rose Drive**	
(ADDRESS) **Hermitage,TN 37078**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rachel A. Petty, widow,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sergio Zambrano Ochoa and Emelia Reyes Chaves, husband and wife,** 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. 99 on the plan of Hermitage Estates, as of record in Book 3300, Pages 70 and 71, Register's Office for said county.

Beginning at a point in the southwesterly margin of Luree Lane at the corner of Lots Nos. 98 and 99; thence with the line between said lots southwesterly 173 feet to a corner of Lot No. 100; thence with the line between Lots 99 and 100, southeasterly 114.1 feet to the northwesterly margin of Gordon Lane; thence with the margin of the same, northeasterly 130 feet to the beginning of a curve; thence around said curve northerly 39.9 feet to the margin of Luree Lane; thence with the margin of the same northwesterly 75.8 feet to the point of beginning.

Being the same property conveyed to Rachel A. Petty, by Warranty Deed from Larry L. Jones and wife, Betty Sue Jones, dated August 28, 1965, filed of record in Book 3929, Page 830, in the Register's Office of Davidson County, Tennessee. *Floyd E. Petty having passed away August 14, 2009.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **8201 Luree Lane, Hermitage, TN 37078**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **13th** day of **April, 2018.**

Rachel A. Petty

Rachel A. Petty

STATE OF **TENNESSEE**
COUNTY OF ~~Davidson~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Rachel A. Petty**, with whom I am personally acquainted, or proved 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 official seal on this the **13th** day of **April, 2018.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY