This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 81927 DEEDWARR
04/17/2018 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20180417-0036166

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 279,000.00

Affiant Signature

Subscribed and sworn to before me on this the 13th day of April, 2018

Notary Public

My Commission expires 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Abrham Kittle
4912 Hickory Woods E
Antioch, TN 37013
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 17605002500

WARRANTY DEED

18NT00154

Effective the 13th day of April, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARVIN LEONEL GUERRA BERNALES, UNMARRIED AND GUADALUPE ARANA MIJANGOS, UNMARRIED

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ABRHAM KITTLE, AN UNMARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:
Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Resubdivision of Lots 100, 101 and 102 Section One Hickory Woods East, of record in Plat Book 9700, Page 691, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marvin Leonel Guerra Bernales and Guadalupe Arana Mijangos, joint tenants, by Quit Claim Deed from Marvin Leonel Guerra Bernales, dated 01/29/2016 and recorded 02/02/2016 at Document No. 20160202-0009883, Register's Office for Davidson County, TN.

Being the same property conveyed to Marvin Leonel Guerra Bernales, by Warranty Deed from Sameh Abdelsayed, dated 01/29/2016 and recorded 02/02/2016 at Document No. 20160202-0009881, Register's Office for Davidson County, TN.

Being the same property conveyed to Sameh Abdelsayed, by Warranty Deed from Wells Fargo Bank NA as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates, dated 07/31/2014 and recorded 08/29/2014 at Document No. 20140829-0078977, Register's Office for Davidson County, TN.

This is an improved property commonly known as 4912 Hickory Woods E, Antioch, TN 37013.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 13th day of April, 2018.

Marvin Leonel Guerra Bernales

Marvin Leonel Guerra Bernales

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Marvin Leonel Guerra Bernales, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 13th day of April, 2018.

Notary Public

My commission expires: 3/12/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GUADALUPE ARANA MIJANGOS

Guadalupe Arana Mijangos

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Guadalupe Arana Mijangos, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 13th day of April, 2018.

Notary Public

My commission expires: 3/13/21
S.B.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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