WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06.08.2018

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Selvin Valdemar Vargas Santamaria Maylin Carolina Chinchilla Nunez	New Owner	04202000300
(NAME)	(NAME)	Bill Garrett Davidson County
819 Sylvania Dr.		Batch# 85665 **DEEDWARR**
(ADDRESS)	(ADDRESS)	04/27/2018 10:59:45 AM 2 pgs
Nashville, TN 37207		Fees: $13.00 Taxes: $203.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180427-0039814

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Renee Wagner, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Selvin Valdemar Vargas Santamaria and Maylin Carolina Chinchilla Nunez,** 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:

Being Lot No. 42 on the Plan of Resubdivision of certain lots in Ozark Hills, as recorded in Book 4300, Page 57, Register's Office for Davidson County, Tennessee. Said Lot No. 42 fronts 119.46 feet on the southwesterly line, to a broken line in the rear of which it measures 338.07 feet.

Being the same property conveyed to Renee Wagner from Donald L. Rebman and wife, Martha J. Rebman by Quitclaim Deed of record in Book 11293, Page 473, Register's Office for Davidson County, Tennessee.

This property has never been the Grantees marital residence.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 819 Sylvania Dr., Nashville, TN 37207
(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 my/our hands this 23 day of April, 2018.

Renee Wagner

State of Arizona
County of Coconino

Personally appeared before me Renee Wagner, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23 day of April, 2018.

Notary Public
My Commission Expires:

Ramcita K. Dugi
Notary Public
Coconino County, Arizona
Expires 11/15/20

File No.: 13092