Bill Garrett Davidson County
Batch# 91627 DEEDWARR
05/14/2018 03:39:30 PM 2 pgs
Fees: $13.00 Taxes: $969.40
20180514-0046086

Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $262,000.00

Diana Leticia Dueñas
Affiant

Subscribed and sworn to before me this 11th day of May, 2018.

Notary Public
My commission expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jose Angel Marchant Hernandez 3500 Donna Kay Dr. Nashville, TN 37211	Same	147-04-0-147

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jay Dylan Kinard and Elizabeth L. Kinard, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jose Angel Marchant Hernandez and Diana Leticia Duenas Lopez, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 275 on the Plan of Hillbrook, Section 5, of record in Plat Book 3700 Page 73, as corrected by instrument of record in Book 4095 Page 171, Register's Office for Davidson County, Tennessee, to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jay Dylan Kinard and Elizabeth L. Kinard, husband and wife, by deed dated December 17, 2013, from Travis J. Barclay and wife, Erin E. Barclay, of record in Instrument No. 20131219-0128241, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Hillbrook of record in Plat Book 3700 Page 73, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 4031, Page 160 in the official records of Davidson County Register of Deeds.

This property is improved property known as 3685 Richbriar Court, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 11th day of May, 2018.

Jay Dylan Kinard

Elizabeth L. Kinard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of May, 2018, before me personally appeared Jay Dylan Kinard and Elizabeth L. Kinard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at Brentwood, Tennessee, this 11th day of May, 2018.

Notary Signature
My commission expires: 2/25/19

AMY GROSS NANCE
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.

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: 9/23/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-23-2019