NEW OWNER:
DORIS ESMERALDA MARTINEZ ZUNIGA
2940 BRANTLEY DRIVE
ANTIOCH, TN 37013

SEND TAX BILLS TO:

NEW OWNER

Map & Parcel
150060000800

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 18-0553

Space for Recorder's Stamp
Bill Garrett Davidson County Batch# 94447 DEEDWARR 05/18/2018 02:42:30 PM 4 pgs Fees: $23.00 Taxes: $902.80 20180518-0047966

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Four Thousand and 00/100 Dollars ($244,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **REID & CO. CONSTRUCTION, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DORIS ESMERALDA MARTINEZ ZUNIGA and KATHERIN G. RAMIREZ, as tenants in common with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 253 on the plan of Cherry Hills, Section 8, as shown on the plat of the same of record in Plat Book 4661, Page 50, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to REID & CO. CONSTRUCTION, LLC, a Tennessee limited liability company, by Special Warranty Deed, dated October 12, 2017 from Peggy D. Mather, Administrator of the Estate of David Daniel Norris and of record in Instrument Number 20171016-0105676, in the Register's Office of DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2940 BRANTLEY DRIVE, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4661, Page 50, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of May, 2018.

REID & CO. CONSTRUCTION, LLC

By: _____
REID HINESLEY
Its: SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **REID HINESLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **SOLE MEMBER** of **REID & CO. CONSTRUCTION, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 16th day of May, 2018.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$244,000.00.**

AFFIANT

Sworn to and subscribed to before me this 16th day of May, 2018.

NOTARY PUBLIC

My commission expires: NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

