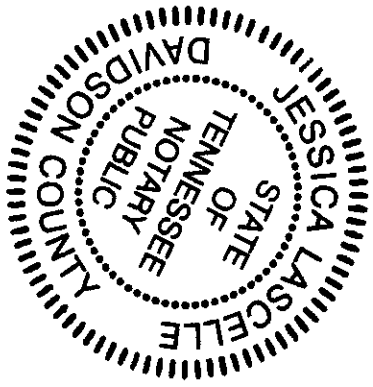
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
George K. Williams, Jr.	The Home Loan Expert, LLC	150 14 0B 045.00
(NAME)	(NAME)	
4576 Hamilton Ln.	1600 S. Brentwood Ave. Suite 700	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Saint Louis, MO 63144	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Six Thousand Five Hundred And No/100 Dollars ($256,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Luis Antonio Villasenor, unmarried and Irene Cortes Villasenor, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George K. Williams, Jr., a single person**, 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(s) 30, as shown on the map entitled Final Plat of Hamilton Church Subdivision, Phase II of record in Instrument No. 200704250049479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Luis Antonio Villasenor Cortes by Warranty Deed from Magdi Hanna and wife, Mary Mohareb dated February 29, 2016 and recorded March 4, 2016 as Instrument No. 20160304-0021028, in said Register's Office for Davidson County ,Tennessee.

Being the same property conveyed to Luis Antonio Villasenor and Irene Cortes Villasenor by Quitclaim Deed from Luis Antonio Villasenor dated February 7, 2017 and recorded February 10, 2017 as Instrument No. 20170210-0014048, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FND-183074SSO

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: 1-18-1970

Bill Garrett Davidson County
Batch# 94456 **DEEDWARR**
05/18/2018 03:04:15 PM 2 pgs
Fees: $13.00 Taxes: $949.05

20180518-0047974

unimproved ☐
This is improved ☒ property, known as 4576 Hamilton Ln., 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; and we do covenant with the said Grantees that we 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; 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 our hands this 15 day of May, 2018

Luis Antonio Villasenor

Irene Cortes Villasenor

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Luis Antonio Villasenor and Irene Cortes Villasenor, the bargainor, 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, this the 15th of May, 2018.

Notary Public

My Commission Expires: 7-17-21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FND-183074SSO