Return to ana

This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129

File Number: 2-18-1917

Bill Garrett Davidson County
Batch# 94949 DEEDWARR
05/21/2018 01:46:30 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20180521-0048492

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Ana Park
Affiant

Subscribed and sworn to before me, this the 18th day of May, 2018

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

Notary Public
My Commission Expires: 7-17-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Luis Bucio Villasenor 6572 Burkitt Rd. Antioch, TN 37013	Cardinal Financial Company, Limited Partnership, 3701 Arco Corporate Drive, Suite 200 Charlotte, NC 28273	187-044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **Oscar Stanley Bingham and wife, Carloyn Bingham**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Luis Antonio Bucio Villasenor, an unmarried man** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 5th Civil District of Davidson County, Tennessee: Lot 2 Bruckert Subdivision No. 2000S-368G-12 according to survey recorded in 20011107-0122355, being a Resubdivision of Lots 7 & 8 of the Charlie C. Bonds Property, in Davidson County, Tennessee, containing two (2) acres, more or less.

Being part of the same property conveyed by Deed from Rachel Yates Bonds to Oscar Stanley Bingham and wife, Carolyn Bingham, as recorded on the 31st day of March, 1975 in Deed Book 4899, Page 968, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **6572 Burkitt Road, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of May, 2018.

GRANTOR:

Oscar Stanley Bingham

Oscar Stanley Bingham

Carloyn Bingham

Carloyn Bingham

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Oscar Stanley Bingham and Carloyn Bingham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of May, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

Tree Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019

201805210048492