WARRANTY DEED

Bill Garrett
Batch# 98777
06/01/2018 09:35:32 AM
Fees: $13.00 Taxes: $762.20

Davidson County
DEEDWARR
2 pgs

20180601-0052157

SHAWN TRAIL
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: August 16, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose Maranon Vera	Same	075-09-0 023.00
(NAME)	(NAME)	
3901 Bonnafield Court	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Estate of Michael C. Walters,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jose Maranon Vera,** 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 No. 126 on the Plan of Hermitage Hills, Section 1 of record in Plat Book 2900, Page 48, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 126 fronts 45.58 feet on a curve in the southerly margin of Bonnafield Court and extends back 150.0 feet on the westerly side and 171.6 feet on a broken line on the easterly side to a dead line in the rear on which it measures 146.9 feet.

Being the same property conveyed to Michael Charles Walters and wife Linda Faye Gibbs Walters by deed of record in Book 4019, Page 814, Register's Office for Davidson County, Tennessee.

The said Linda Faye Gibbs Walters predeceased Michael Charles Walters. Michael Charles Walters died testate reference Davidson County Probate 18P214. Debbie Ford is appointed Executrix of the estate and directed to sale the subject real property by the Last Will and Testament.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3901 Bonnafield Court, Hermitage, TN 37076

(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 25th day of May, 2018.

The Estate of Michael C. Walters

By: Debbie Ford

Debbie Ford, Executrix

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Debbie Ford, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of The Estate of Michael C. Walters, and that she as such Executrix executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 25th day of May, 2018.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: August 16, 2020

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

File No.: 21441