Bill Garrett Davidson County
Batch# 99498 DEEDWARR
06/04/2018 09:44:22 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20180604-0052810

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON mbr

The actual consideration or value, whichever is greater, is $172,000.00 (One Hundred Seventy Two Thousand).

AFFIANT

Subscribed to and sworn before me this 25th day of May, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 6-26-2018
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Clarissa Mazariegos & Eduardo Jose Mazariegos 519 Keeton Avenue Old Hickory, TN 37138	Wells Fargo Bank 6200 Park Ave Des Moines, IA 50321	04304001600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEREMIAH MILLS AND SPOUSE, CAITLIN MILLS,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CLARISSA MAZARIEGOS AND EDUARDO JOSE MAZARIEGOS, WIFE AND HUSBAND,** 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 TO WIT:

Being Lot No. 18 on the Plan of Swinging Bridge Heights of record in Book 2854, Page 144, Register's Office for said Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeremiah Mills and spouse, Caitlin Mills by deed from Janet Matthew of record in Instrument No. 20150618-0058114, dated June 16, 2015 and recorded June 18, 2015, Register's Office for Davidson County, Tennessee.

Being also known as 519 Keeton Avenue, Old Hickory, Tennessee 37138.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **519 KEETON AVENUE** **OLD HICKORY, TN 37138**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2018044915

WITNESS, this 24th day of May, 2018

Jeremiah Mills

Caitlin Mills

STATE OF ALABAMA)
COUNTY OF MOBILE)

On this 24th day of May, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeremiah Mills and Caitlin Mills** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24th day of May, 2018.

Notary Public

Commission Expires: 09/22/2019