Record Return

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1230TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of May, 2018.

Notary Public
Commission Expiration:

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

Bill Garrett Davidson County
Batch# 103071 DEEDWARR
06/11/2018 01:28:12 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180611-0055878

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Bronda L. Peacock and Melvin L. Peacock, Sr. 124 Del Crest Dr Nashville, TN 37217	SWBC Mtg 9311 San Pedro #100 San Antonio, TX 78216	136 07 0 079.00

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, WE, **Carina Angulo and Rafael S. Jimenez, wife and husband**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bronda L. Peacock, a single woman and Melvin L. Peacock, a single man*** 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:

*as tenants in the entirety

Property known as 124 Del Crest Dr Nashville, TN 37217, County of Davidson

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly describes, as follows, to-wit:

Being Lot No. 129 on the Priest Lake Park Subdivision, Section 3, of record in Plat Book 4460, Page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Carina Angulo, married, by deed from Rafael S. Jimenez and Carina Angulo, husband and wife, dated 5/5/2004, recorded 5/5/2014, filed of record in Instrument No. 20140505-0038106, said Register's Office.

Rafael S. Jimenez, spouse of Carina Angulo, joins in the execution of this instrument for the purpose of conveying his marital and any other interest in the subject property.

Tax Map and Parcel ID is as follows 136 07 0 079.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 124 Del Crest Dr, Nashville, TN 37217

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 unemcumbered, 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 hand this 31st day of May, 2018.

Carina Angulo

Rafael S. Jimenez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2018, before me personally appeared **Carina Angulo and Rafael S. Jimenez**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of May, 2018.

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
Commission Expiration: 3/22/22