Bill Garrett Davidson County
Batch# 104247 DEEDWARR
06/13/2018 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20180613-0056934

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Francisco Diaz Serrano
Affiant

Subscribed and sworn to before me, this 12th day of June, 2018.

Notary Public

My commission expires:
NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Francisco Diaz Serrano **Olga Lidia Dominguez-Lopez**	**First National Bank of America**	**05212006400**
Canton **616 ~~Cantos~~ Pass**	**241 East Saginaw Street**	
Madison, TN 37115	**East Lansing, MI 48823**	

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 ACKNOWLEDGE, WE,

Damacio Diaz Serrano, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Francisco Diaz Serrano, and Olga Lidia Dominguez-Lopez, husband and wife as joint tenants

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. 12, on the Plan of Schoolside Heights, of record in Plat Book 3700, page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Damacio Diaz Serrano, unmarried, by Warranty Deed from JPMorgan Chase Bank as Trustee for Equity One ABS,. Inc. Mortgage/ Pass Through Certificate Series #2005-6, dated July 8, 2008, of record in Instrument No. 20080807-0081360, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (__X__) unimproved (_____) property known as 616 ~~Cantos~~ Canton Pass, Madison, TN 37115.

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 in 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.

Damacio Diaz Serrano by Miguel Diaz Serrano, Attorney-in-fact Date: 6/12/18
Damacio Diaz Serrano By Miguel Diaz Serrano, attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Miguel Diaz Serrano** to me known to be the person who executed the foregoing instrument on behalf of **Damacio Diaz Serrano** as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **Damacio Diaz Serrano.**

Witness my hand and official seal this 12th day of June, 2018.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

