# WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant Israel Esquivel Salazar

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

13142 *Return to: THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Israel Esquivel Salazar<br>Arcelia Solorzano-Pizano | First Community Mortgage, Inc. | 14906008500 |
| (NAME)<br>3012 Split Oak Trail | (NAME)<br>262 Robert Rose Drive, Ste. 101 | |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS)<br>Murfreesboro, TN 37129 | |
| (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, I, **Timothee H. Howland and Jennifer Howland, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Israel Esquivel Salazar and Arcelia Solorzano-Pizano, husband and wife,** 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. 75 on the Plan of Oakwood Subdivision, Phase II, Section 1, of record in Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being PART of the same property conveyed to Timothee H. Howland, married, from Keith McElyea Wheatley and Nancy Ryan Wheatley by Warranty Deed of record in Instrument No. 20001121-0115000, Register's Office for Davidson County, Tennessee.

Jennifer Howland joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved [ ]

This is improved ☑ property, known as 3012 Split Oak Trail, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 104609 DEEDWARR
06/14/2018 10:39:17 AM 2 pgs
Fees: $13.00 Taxes: $714.10

20180614-0057144

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 2nd day of June, 2018.

Timothee H. Howland

Jennifer Howland

State of Alabama
County of Madison

Personally appeared before me Timothee H. Howlarid and Jennifer Howland, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of June, 2018.

Notary Public Samantha Gar
My Commission Expires: My Commission Expires 05/09/2020

File No.: 13142

NOTARY PUBLIC STATE AT LARGE ALABAMA