RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810522

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

WARRANTY DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Shanna O'Neill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2018.

Jennifer Gentry
NOTARY PUBLIC

My commission expires: 6/9/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hector R Primero Matias and Roselia Ruiz Dubon 216 Wellington Drive Madison, TN 37115	~~Same address as new owner~~ KG Bond Mortgage LLC 318 Seaboard Lane, Ste 310 Franklin, TN 37067	051 11 0 012.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DENISE W. FUSSELL, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HECTOR R PRIMERO MATIAS AND ROSELIA RUIZ DUBON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Oakland Acres, Section 7, as of record in Plat Book 2663, Page 108, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Denise W. Fussell by Quit Claim Deed by Administratrix, from The Estate of (Mrs. Elvis Warren, Jr.) Thelma P. Warren, Denise W. Fussell, Administratrix, dated July 10th, 1997 and recorded in Book 10526, Page 30 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Bill Garrett Davidson County
Batch# 105600 DEEDWARR
06/18/2018 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20180618-0058236

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of June, 2018.

Denise W. Fussell

DENISE W. FUSSELL

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, a Notary Public, Denise W. Fussell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of June, 2018.

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Jennifer Gentry
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 6/9/2020

True Copy Certification

I, Brenda Huntsman, 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.

Brenda Huntsman

Signature

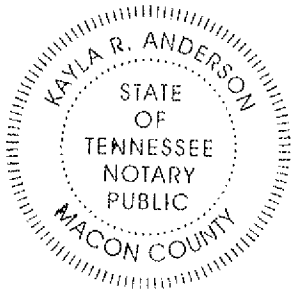
State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature



My Commission Expires: 11-20-18