This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 107138 DEEDWARR
06/21/2018 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20180621-0059931

State of TN }
County of DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is: $200,000.00

Affiant Signature

Subscribed and sworn to before me on this the 21 Day of June 2018

Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Jaime Velasquez Moreno
Maria Luisa Hernandez
2848 Lera Jones Dr
Antioch, TN 37013
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 15002001500

WARRANTY DEED

18NT00277

Effective the 20th Day of June, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Brian M. Boone and Rebecca S Boone, Married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jaime Velasquez Moreno and Maria Luisa Hernandez, Husband and Wife

Land in Davidson County, Tennessee, being Lot No. 54, on the Plan of Percy Priest Meadows, Section 1, of Record in Book 4675, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian M. Boone and Rebecca S. Boone, married, by Warranty Deed from Patricia A. Asberry, a married woman and Kenneth Asberry, II, a married man, dated 06/07/2013 and recorded 06/13/2013 in Document No. 20130613-0060497, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2848 Lera Jones Dr, Antioch, TN 37013.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 20th Day of June, 2018.

Brian M. Boone

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Brian M. Boone**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged ~~that such person~~ executed the within instrument for the purposes therein contained. Witness my hand and ~~official~~ seal at office, the 20th Day of June, 2018.

Notary Public
My commission expires: 3.10.19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Rebecca S Boone

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Rebecca S Boone**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and ~~official seal~~ at office, ~~the~~ 20th Day of June, 2018.

Notary Public
My commission expires: 3.10.19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

201806210059931

Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper, 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: 11-5-12

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY