WARRANTY DEED

Bill Garrett Davidson County
Batch# 110928 **DEEDWARR**
06/29/2018 11:48:15 AM 2 pgs
Fees: $13.00 Taxes: $912.79

20180629-0063128

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$246,700.00.**

Miranda A. Lester
Affiant

Subscribed and sworn to before me this 25th day of June, 2018

Notary Public
My Commission expires: (Affix Seal)

MATTHEW H. RYAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMM. EXP. 6-26-2018

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Miranda A. Lester and Robin P. Lester	First Community Mortgage, Inc.	150-12-0C-059.00CO
908 Hill Ridge Drive	262 Robert Rose Dr., Ste. 101	
Antioch, TN 37013	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jose Tenorio Cedillo and Maria Del Valle-Morles, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Miranda A. Lester and Robin P. Lester, wife and husband** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Mt. View Subdivision, Section Two of record in Plat at Instrument No. 200105230053206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jose Tenorio Cedillo and Maria Del Valle-Morales, Husband and wife, from Samuel Charles Yingling, III and Emily Yingling, Husband and wife, by Warranty Deed dated October 29, 2015, of record in Instrument No. 20151113-0115749, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $1,605.89 for county, and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 150-12-OC-059.00CO.
- Subject to all Easements and Restrictions of record.
- Covenants, conditions, and restrictions as set forth in Instrument No. 20020108-0008596, and Instrument No. 20020108-0002714, Register's Office for Davidson County, Tennessee.

This is improved property known as: **908 Hill Ridge Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 25, 2018.

Jose Tenorio Cedillo

Maria Del Valle-Morles

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jose Tenorio Cedillo and Maria Del Valle-Morles,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 25, 2018

My commission expires 10/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY