#13180

WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

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

31645

State of Tennessee)
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 Day of June, 2018.

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 111388 DEEDWARR
07/02/2018 11:02:43 AM 2 pgs
Fees: $13.00 Taxes: $588.30

20180702-0063793

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
LUIS R. CEVALLOS, SOON O. CEVALLOS, & RAFAEL CEVALLOS	US Bank Home Mortgage	162-01-C
(NAME) 480 Hickory Glade Drive	(NAME) 7601 Penn Ave. S. Ste. A1	083.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Richfield MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, SANDRA L. WAYNE, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LUIS R. CEVALLOS AND SOON O. CEVALLOS, HUSBAND AND WIFE AND RAFAEL CEVALLOS JR., A SINGLE MAN, * JOINT TENANTS WITH RIGHT OF SURVIVORSHIP hereinafter called the Grantee(s), 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. 83, Hickory Glade Subdivision, Phase 2**, as shown by plat and survey of record in Book 6520, Page 889, and as amended in Book 6900, Page 41, 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 the same property conveyed to SANDRA L. WAYNE, AN UNMARRIED WOMAN, by Deed from MIRIAM HANEY, UNMARRIED, of record in Instrument No. 20140814-0073574, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Hickory Glade of record in Book 6824, Page 929, and re-recorded in Book 6898, Page 896, as amended in Book 6824, Page 952, said Instrument re-recorded in Book 6898, Page 919, further amended in Book 6898, Page 920, in Book 6957, Page 473, in Instrument No. 20031223-0182416, and in Instrument No. 20110511-0036274, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **480 Hickory Glade Drive, Antioch, TN, 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 26th Day of June, 2018.

Sandra Wayne
SANDRA L. WAYNE

STATE OF Kentucky)
COUNTY/PROVINCE/TERRITORY Hardin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SANDRA L. WAYNE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hardin County, Kentucky, this 26th Day of June, 2018.

My Commission Expires: 08-15-2019

Serena Brown
Notary Public

SERENA BROWN
Notary Public
State at Large
Kentucky
My Commission Expires Aug 15, 2019