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# 117633 DEEDWARR
07/17/2018 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20180717-0069677

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $120,000.00

Affiant Signature

Subscribed and sworn to before me on this the 13 Day of July 2018

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires 3 / 13 / 21

NAME AND ADDRESS OF PROPERTY OWNER:
Chrisbuystnhomes,LLC d/b/a CBT Homes
1659 Constellation Court
Murfreesboro, TN 37129

SEND TAX BILLS TO:
Chrisbuystnhomes,LLC d/b/a CBT Homes
1659 Constellation Court
Murfreesboro, TN 37129

MAP AND PARCEL NUMBER: Tax ID #: 10705003700

WARRANTY DEED

18NT00339

Effective the 13th Day of July, 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,

Guadalupe Jaramillo

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

Chrisbuystnhomes, LLC d/b/a CBT Homes and/or Assigns

Land situated in Davidson County, State of Tennessee, and being more particularly described as follows:

Being Lot No. 115 on the Plan of Bel-Air Subdivision, Section 2, recorded in Book 2900, Page 32, 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 Guadalupe Jaramillo, by Quit Claim Deed from Sharon Elaine Jaramillo, dated 11/09/2009 and recorded 11/09/2009 at Document No. 20091109-0103632, Register's Office for Davidson County, TN.

Being the same property conveyed to Guadalupe Jaramillo and wife, Sharon Jaramillo, by Warranty Deed from Frank P. Merhoff and wife, Glenda D. Merhoff, dated 06/06/1988 and recorded 06/10/1988 in Book 7569, Page 645, Register's Office for Davidson County, TN.

This is an improved property commonly known as 719 Elissa Dr, Nashville, TN 37217.

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 13th Day of July, 2018.

Guadalupe Jaramillo

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Guadalupe Jaramillo**, 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 13th Day of July, 2018.

Notary Public
My commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY