PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 120874 **DEEDWARR**
07/25/2018 02:25:02 PM 2 pgs
Fees: $13.00 Taxes: $743.70

20180725-0072625

W & I Ref: (RE) Title No.: 59999
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Pedro Hernandez Linda S. Zarate 3213 Country Meadow Road Antioch, TN 37013	First Community Mortgage, Inc. ISAOA/ATIMA 262 Robert Rose Drive, Suite 101 Murfreesboro, TN 37129

TAX MAP PARCEL NUMBERS: 15007010200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$201,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel W. Morse, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pedro Hernandez and Linda S. Zarate, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of "The Country" Section Four A of record in Book 5200, pages 138 and 139, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel W. Morse by Warranty Deed from Andrew Abernathy, unmarried, dated March 7, 2015 and recorded on April 6, 2015 of record in Instrument No. 20150406-0029455, Register's Office for Davidson County, Tennessee.

Wendi Koonce Morse, spouse of Daniel W. Morse joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, pages 138 and 139, said Register's Office, which Plan shows a 20, foot minimum building setback line from Country Meadow Drive, and a 10 foot easement for public utility and drainage purposes along the rear line (s) of said lot. And a 2.5 x 25 foot utility anchor easement located on the northerly front corner of said lot. Restrictions of record in Book 5404, page 770, said Register's Office.

This is improved property, known as 3213 Country Meadow Road, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24 day of July, 2018.

Daniel W. Morse

Wendi Koonce Morse

State of Virginia

County of Virginia Beach

On this 24 day of July, 2018, before me the undersigned authority, personally appeared Daniel W. Morse and Wendi Koonce Morse, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Brittiany Nicole Garrett
Notary

My Commission Expires: 10/31/21

State of ~~Tennessee~~ Virginia

County of ~~Davidson~~ Virginia Beach

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $201,000.00.

Daniel W Morse

~~Brittiany Nicole Garrett~~
Affiant

Sworn and subscribed before me this 24 day of July, 2018.

Brittiany Nicole Garrett
Notary

My Commission Expires: 10/31/21