Bill Garrett Davidson County
Batch# 126317 DEEDWARR
08/08/2018 10:09:16 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20180808-0077936

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2018.

Notary Public
MY COMMISSION EXPIRES 3/2/21
File No. 18-2902

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jose Primero Taperia and Flaviana Camaja Velasquez (NAME)	New Owner (NAME)	033-08-0-038
422 Gates Road (STREET ADDRESS)	u (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	u (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Carlos A. Paredes and Rosa Paredes, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Primero Taperia and Flaviana Camaja Velasquez, husband and wife**, HEREINAFTER CALLED THE GRANTEES, 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. 187 on the plan of Gatewood, Section 1, as of record in Book 3300, pages 50, 51 and 52,Register's Office for said County, said lot fronts 105 feet on the Southeasterly side of Gates Road and runs back 147 feet on the southwesterly line to a dead line in the rear, which is a broken line, on which it measures 129.5 feet.

Being the same property conveyed to Carlos A. Paredes, married by Deed dated April 4, 2011 from Shaun Donovon, The Secretary of Housing and Urban Development, recorded April 13, 2011, in Instrument Number 20110413-0028478, in the Official Records of Davidson County, Tennessee.

Rosa Paredes joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 330, page 50-52, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 3370, page 121 Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 422 Gates Road, Goodlettsville, TN 37072.

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, 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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 3rd day of August, 2018.

Carlos A. Paredes

Carlos A. Paredes

Rosa M. Paredes

Rosa Paredes

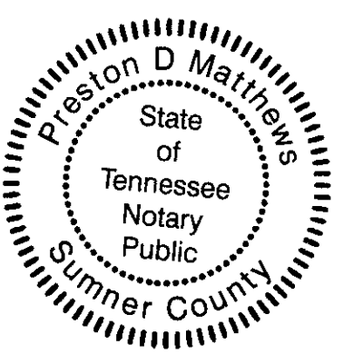
STATE OF TENNESSEE
COUNTY OF SUMNER

On this 3rd day of August, 2018, before me personally appeared Carlos A. Paredes and Rosa Paredes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 3rd day of August, 2018.

Preston D Matthews

Notary Signature
My commission expires: 6/22/21



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066