Bill Garrett Davidson County
Batch# 129804 DEEDWARR
08/16/2018 12:18:23 PM 2 pgs
Fees: $13.00 Taxes: $444.00
20180816-0081331

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 44222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 ($120,000.00) DOLLARS, cash in hand paid by NANCY M. INGA, ENRIQUE ESPINOZA and BLANCA F. INGA, receipt of which is hereby acknowledged, I, RONALD L. CHILDERS, JR., have bargained and sold, and by these presents do transfer and convey unto the said NANCY M. INGA, ENRIQUE ESPINOZA and BLANCA F. INGA, as joint tenants with common law rights of survivorship, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Marlin Meadows, Section No. 1, as of record in Plat Book 1835, Page 108, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ronald Lee Childers, Jr., unmarried, by deed from Donald R. Moses, unmarried, dated April 30, 1996, and of record in Book 10044, Page 697, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said NANCY M. INGA, ENRIQUE ESPINOZA and BLANCA F. INGA, their heirs and assigns, forever. And I do covenant with the said NANCY M. INGA, ENRIQUE ESPINOZA and BLANCA F. INGA, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2018 Davidson County property taxes. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said NANCY M. INGA, ENRIQUE ESPINOZA and BLANCA F. INGA, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 25 day of June, 2018 .

RONALD L. CHILDERS, JR.

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, RONALD L. CHILDERS, JR., with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 25th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: DANA B. MARLOW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Exp. April 25, 2020

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 25th day of June, 2018 .

NOTARY PUBLIC

My Commission Expires: DANA B. MARLOW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Exp. April 25, 2020

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Map & Parcel: 052 12 0 020.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
ENRIQUE B. ESPINOZA, NANCY M. INGA and BLANCA F. INGA
712 Nix Pass
Madison TN 37115