Bill Garrett Davidson County
Batch# 131432 DEEDWARR
08/21/2018 10:20:30 AM 2 pgs
Fees: $13.00 Taxes: $669.70
20180821-0082737

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$181,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of August, 2018.

Notary Public
My Commission Expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Marvin A. Flores Buruca	Pinnacle Bank	148-12-0-201.00
4619 Artelia Drive	150 3rd Avenue South, Suite 900	
Antioch, TN 37013	Nashville, TN 37201	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Anibal Pineda, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Marvin A. Flores Buruca and Esmeralda D. Sanchez de Leon**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18, Section Twelve on the Plan of Hazelwood of record in Plat Book 4300, Page 143, Register's Office for Davidson County, TN (RODC), to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Anibal Pineda from Deb Schott and Deb Schott, as Mother and Natural Guardian of Riley Renee Schott by Warranty Deed on January 25, 2011, of record in Instrument Number 2011201-0008973, Register's Office for Davidson County, Tennessee. Further conveyed to Anibel Pineda, unmarried from Josefina De Paz Flores, unmarried by Quitclaim Deed on June 7, 2018, of record in Instrument Number 20180611-0056001, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Plat Book 4300, Page 143, Register's Office for Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4562, Page 138, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4619 Artelia Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 6, 2018.

ANIBAL PINEDA
Anibal Pineda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anibal Pineda, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 6, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

201808210082737