WARRANTY DEED

Bill Garrett Davidson County
Batch# 131968 DEEDWARR
08/22/2018 10:46:11 AM 2 pgs
Fees: $13.00 Taxes: $351.50

20180822-0083246

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$95,000.00.**

Affiant

Subscribed and sworn to before me this 17 day of Aug, 2018

Notary Public
My Commission expires: 1-24-22
(Affix Seal)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Catherine A. Badger-Rodriguez	New Owner	164000177.00
5778 Mount View Road	417 Asheford Ct	
Antioch, TN 37013	Antioch TN 37013	

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, **Braulio Sanchez, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Catherine A. Badger-Rodriguez and Oscar Rodriguez Delgadillo, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a 2.41 acre tract on the Plan of Sandra F. Swoner Tract, Section 1, as of record in Plat Book 6200, Page 638, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Braulio Sanchez, unmarried from Sandra F. Rueff, unmarried, f/k/a Sandra F. Swoner by Warranty Deed on December 28, 2016, of record in Instrument Number 20161229-0136843, 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:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6200, Page 638, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5778 Mount View Road, 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.

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WITNESS our hands this August 17, 2018.

Braulio Sanchez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Braulio Sanchez,** 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 17, 2018

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY