Karen Y Johnson Davidson County
Batch# 149851 DEEDWARR
10/08/2018 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20181008-0099615

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Mr. & Mrs. Miguel Angel Bonilla Serna
3505 Ezell Road
Nashville, TN 37211
SEND TAX BILLS TO:
New Owners

WARRANTY DEED
(Map 148-2, Parcel 73.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **A. STEVEN HOWELL and TERESA W. HOWELL, husband and wife**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **MIGUEL ANGEL BONILLA SERNA and ALICIA DELGADO MARTINEZ, husband and wife**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 10, Plan of Luna Heights, Section One, according to plat and survey of same appearing of record in Book 2854, page 50, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.
>
> BEING the same property conveyed to New Life Real Estate, LLC, a Tennessee limited liability company, by Warranty Deed with Administrator's Quitclaim from Jennifer Wilson, dated January 6, 2017 and filed for record January 10, 2017 in Instrument No. 20170110-0002926, Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated April 7, 2017, the said New Life Real Estate, LLC, a Tennessee limited liability company, conveyed all their right, title and interest in the subject property to A. Steven Howell and Teresa W. Howell, husband and wife, being filed for record April 7, 2017 in Instrument No. 20170407-0034505, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2854, page 50; to Restrictive Covenants of record in Book 2926, page 237, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 3505 Ezell Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 5 day of October, 2018.

A. STEVEN HOWELL

TERESA W. HOWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. Steven Howell and Teresa W. Howell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 day of October, 2018.

Notary Public

My Commission Expires: AUGUST 22, 2021

(SEAL)

HANNAH J BOLLINGER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5 day of October, 2018.

Notary Public

My commission Expires: AUGUST 22, 2021

File No. 20180720

HANNAH J BOLLINGER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Edward A. Cooper, 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 Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY