PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

Karen Y Johnson Davidson County
Batch# 149910 **DEEDWARR**
10/08/2018 03:22:47 PM 2 pgs
Fees: $13.00 Taxes: $1,009.18

20181008-0099707

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, B&H Properties, LLC have this day bargained and sold and does hereby transfer and convey unto Daniel Varela and Reyna Guevara, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Haywood Hills, Section One of record in Plat Book 4460, Page 156, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more Complete description of the property.

Being the same property conveyed to B & H Properties LLC by Warranty Deed from Music City Holdings, LLC, dated 04/04/18, of record in Instrument No. 20180406-0032411, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Marvin Longstreet, married dated 04/04/18, of record in Instrument No. 20180406-0032410, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marvin Longstreet, married by Warranty Deed from Ronald T. Schmidt and Deana Schmidt, his wife, dated 07/26/05, of record in Instrument No. 20050801-0089503, Register's Office of for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Daniel Varela and Reyna Guevara, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 5th day of October, 2018.

AUTHORIZED MEMBER

B&H Properties, LLC
Christopher Bagwell, Authorized Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Bagwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of B & H Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand this 5th day of October, 2018.

KRISTI McCOY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $272,750.00, 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 5th day of October, 2018.

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

Carmen Coats
NOTARY PUBLIC

My Commission Expires:

Map & Parcel No.: 148-15-0-065.00

Name and address of new owner:
Daniel Varela and Reyna Guevara
4971 BAELLA DR
ANTIOCH, TN 37013

Send tax bills to:
MORTGAGE INVESTORS GROUP
8320 EAST WALKER SPRINGS LN, STE 200
KNOXVILLE, TN 37923