Name and Address of New Owner:
Juan M. Gomez and Sofia J. Lopez
1908 Brookmeadow Ct.
Hermitage, TN 37076

Send Tax Statements To:
Juan M. Gomez and Sofia J. Lopez
1908 Brookmeadow Ct.
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18091190

Map and Parcel: 064 16 0D 059.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey A. Case and wife, Aubrey Lore Rowley Case**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Juan M. Gomez and wife, Sofia J. Lopez**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 173, Section Two, Truxton Park, according to survey and plat of same appearing of record in Instrument Number 20010515-0049898, in the Register's Office for 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 Jeffrey A. Case, an unmarried man by Warranty Deed filed for record on August 22, 2014 in Instrument Number 20140822-0076828, of the Register's Office of Davidson County, Tennessee.

Aubrey Lore Rowley Case is joining in this conveyance to convey any and all marital interest in the subject poperty.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Truxton Park of record in Instrument Number 20011030-0107559 and as supplemented to annex Section 2 in Instrument Number 20010522-0052910; All matters as set forth per Instrument Number 20010515-0049898; By-Laws of Truxton Park Homeowners Association, Inc. of record in Instrument Number 20001101-0108604; HOA Charter of record in Instrument Number 20001101-0108603; Quitclaim Deed to HOA for common area of record in Instrument Number 20050311-0027267; All matters including but not limited to a 20' ingress for sewer line of record in Book 5699, page 535; Easement to First Suburban Water Utility District of Davidson County, Tennessee of record in Book 4910, page 838; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1908 Brookmeadow Ct., Hermitage, TN 37076

Karen Y Johnson Davidson County
Batch# 149911 DEEDWARR
10/08/2018 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $899.10
20181008-0099711

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 3rd day of October, 2018.

Jeffrey A. Case

Jeffrey A. Case

By: Christie E. Cooper as Attorney-in-Fact

Christie E. Cooper as Attorney-in-Fact

Aubrey Lore Rowley Case

Aubrey Lore Rowley Case

By: Christie E. Cooper as Attorney-in-Fact

Christie E. Cooper as Attorney-in-Fact

State of Tennessee

County of Davidson

Personally appeared before me, Christie E. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument on behalf of Jeffrey A. Case, that she executed the same as the free act and deed of said Jeffrey A. Case, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Jeffrey A. Case, and appearing of record in Instrument #_201810080099709_, in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 3rd of October, 2018.

Notary Public

My Commission Expires: 12/18/21

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County of Davidson

Personally appeared before me, Christie E. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument on behalf of Aubrey Lore Rowley Case, that she executed the same as the free act and deed of said Aubrey Lore Rowley Case, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Aubrey Lore Rowley Case, and appearing of record in Instrument #-201810080099710-, in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 3rd of October, 2018.

Notary Public
My Commission Expires: 12/18/21

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $243,000.00.

Affiant Signature

Subscribed and sworn to before me, this 3rd day of October, 2018.

Notary Public
My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lisa Connally, 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 Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, Lisa Connally 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: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY