Karen Y Johnson Davidson County
Batch# 150700 DEEDWARR
10/11/2018 10:41:09 AM 3 pgs
Fees: $18.00 Taxes: $347.80
20181011-0100799

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018.

Notary Public
MY COMMISSION EXPIRES: ~~3/31/22~~ 6/21/22
File No. G18-3223

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jose Pena Martinez (NAME)	SWBC Mortgage (NAME)	161-3-128
5021 North Hilson Drive (STREET ADDRESS)	213 Overlook Circle, A-4 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Francisco Pena Martinez and Florentina Pena-Rios, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Pena Martinez and Guillermina Pena, husband and wife,** 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, being Lot No. 7 on the Plan of McMurray Park Subdivision of record in Plat Book 5050, page 89, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Francisco Pena Martinez, married, by Deed dated December 19, 2003 from Stephen R. Breeding and wife, Mary C. Breeding, recorded January 29, 2004, in Instrument Number 20040129-0011410, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 5185, page 137, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5050, page 89, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

The signature of Francisco Pena Martinez is signed by his/her duly appointed Attorney-in-fact Jesus Pena, pursuant to the Power of Attorney recorded in Instrument 20181011-0100791, said Register's Office.

The signature of Guillermina Pena is signed by his/her duly appointed Attorney-in-fact Jesus Pena, pursuant to the Power of Attorney recorded in Instrument 20181011-0100798, said Register's Office.

This is improved property, known as 5021 North Hilson Drive, Nashville, TN 37211.

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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. Whenever 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/our hand(s) this 28th day of September, 2018.

Francisco Pena Martinez by Jesus Pena
Francisco Pena Martinez by Jesus Pena, his Attorney-In-Fact

Guillermina Pena by Jesus Pena
Guillermina Pena by Jesus Pena, her Attorney-In-Fact

Guillermina Pena

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jesus Pena, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of September, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jesus Pena, attorney-in-fact for Francisco Pena Martinez and Guillermina Pena, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledge that he is the attorney-in-fact of the makers or constituent of the makers, and is authorized by the maker or by constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand, at office, this 28th day of September, 2018 .

My Commission Expires: 3/21/22

Notary Public

