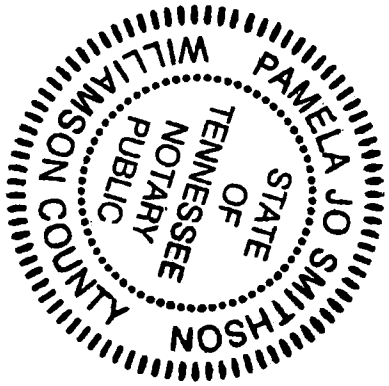
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$185,000.00~~ $183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Maria Isabel Huerta Cornejo	First Community Mortgage	148 12 0 225.00
(NAME)	(NAME)	
4614 Fanning Dr	2612 Robert Rose Dr. Ste 101	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Sean M. Hansen and Natalie C. Hansen, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maria Isabel Huerta Cornejo, a single woman**, 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. 109 on the Plan of Hazelwood, Section 15, of record in Plat Book 4660, Page 176 Register's Office for said county. Said Lot No. 109 fronts 66.5 feet on the northerly margin Fanning Drive and Extends back between parallel line 140.0 feet to a dead line on the rear.

Being the same property conveyed to Sean M. Hansen by Warranty Deed from Manuel Lopez, a single individual dated September 8, 2006 and recorded September 15, 2006 as Instrument No. 200609150114325, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Sean M. Hansen and Natalie Carmal Hansen, husband and wife, as tenants by the entirety by Quit Claim Deed from Sean M. Hansen, married dated October 6, 2016 and recorded February 24, 2017 as Instrument No. 201702240018687, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Y Johnson Davidson County
Batch# 154170 DEEDWARR
10/25/2018 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $678.95
20181025-0106007

File Number: GRN-188077SSO

unimproved ☐

This is improved ☒ property, known as 4614 Fanning Dr, Antioch, TN 37013

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, has 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. 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 our hands this 22 day of October 2018

Sean M. Hansen by Judith M. Hansen
Sean M. Hansen, by Judith M. Hansen as attorney in fact

Natalie C. Hansen by Judith M. Hansen
Natalie C. Hansen, also known as Natalie Carmal Hansen,
by Judith M. Hansen as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Judith M. Hansen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sean M. Hansen and Natalie C. Hansen, also known as Natalie Carmal Hansen, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Sean M. Hansen and Natalie C. Hansen, also known as Natalie Carmal Hansen, for the purposes therein contained.

Witness my hand and official seal, this the 22nd of October, 2018.

Notary Public

My Commission Expires: 9/6/22

(SEAL)

WILLIAM STAMPLEY IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

File Number: GRN-188077SSO

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, 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: 05/31/2022

