Karen Y Johnson Davidson County
Batch# 155475 DEEDWARR
10/31/2018 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $802.90
20181031-0107823

DEANNA F. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-07-2022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

Subscribed and sworn to before me, this 30th ~~29TH~~ DAY OF OCTOBER, 2018.

Deanna F Wood
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Fay Tracy, an unmarried woman	New Owner (NAME)	
408 Hamblen Drive (ADDRESS)	(ADDRESS)	042-04-0-010.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jose Najera and Sandra Angel Onate, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Angela Fay Tracy, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that 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. 82, ON THE PLAN OF PRIMROSE ACRES, OF RECORD IN BOOK 2663, PAGES 106-107, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSE NAJERA AND SANDRA ANGEL ONATE BY WARRANTY DEED FROM JOHN C. ROBERTSON AND WIFE, ERICA R. ROBERTSON OF RECORD IN INSTRUMENT NO. 20091119-0106419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FRANCISCO VALDEZ EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JOSE NAJERA , PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT 201810310107822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FRANCISCO VALDEZ EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF SANDRA ANGEL ONATE, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT 201810310107821, REGISTER'S OFFICE FORDAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 408 Hamblen Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 29th day of October, 2018.

WARRANTY DEED
(Continued)

Jose Najera by Francisco Valdez as Attorney-in-fact
Jose Najera by Francisco Valdez, as Attorney-in-Fact

Sandra Angel Onate by Francisco Valdez as Attorney-in-fact
Sandra Angel Onate by Francisco Valdez, as Attorney-in-Fact

State of Tennessee
County of Davidson

On this 29th day of October, 2018, before me, a Notary Public, in and for said County and State, personally appeared Francisco Valdez, 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 Jose Najera, acknowledged that such persons executed the same as the free act and deed of the said Jose Najera.

Witness my hand and seal, this the 29th day of October, 2018.

Notary Public

My commission expires: 1/29/2020

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

State of Tennessee
County of Davidson

On this 29th day of October, 2018, before me, a Notary Public, in and for said County and State, personally appeared Francisco Valdez, 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 Sandra Angel Onate, acknowledged that such persons executed the same as the free act and deed of the said Sandra Angel Onate.

Witness my hand and seal, this the 29th day of October, 2018.

Notary Public

My commission expires: 1/29/2020

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, **Brandon Lippman**, 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 Sumner

Personally appeared before me, **Janice Shepherd**, a notary public for this county and state, **Brandon Lippman** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 9-15-2020