STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Elaine Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-3674

Karen Y Johnson Davidson County
Batch# 157637 DEEDWARR
11/08/2018 11:26:38 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20181108-0110711

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lyanne Garay Kopper (NAME)	United Wholesale Mortgage (NAME)	42-8-75
258 Nesbitt Lane (STREET ADDRESS)	P.O. Box 202028 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Florence, SC 29502-2028 (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, I, **Lilia De Leon Gonzalez, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lyanne Garay Kopper, an unmarried 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. 51A, of the zone lot division of lot numbers 1 through 10, 15 through 24, and 51 through 60, Heritage Place, as of record in Plat Book 6250, Page 632, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Juan M. De Leon and wife, Lilia De Leon by Deed dated January 25, 2000 from Mary H. Andrews, recorded January 27, 2000, in Instrument Number 20000127-0008730, in the Official Records of Davidson County, Tennessee. The said Juan M. De Leon having since died April 20, 2011, leaving title vested in Lilia De Leon as surviving tenant by the entirety. The said Lilia DeLeon is also known as Lilia De Gonzalez.

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 6148, page 537, 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 5200, page 628, and amended in Book 6250, page 632, Register's Office for Davidson County, Tennessee.

The 2018 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.

This is improved property, known as 258 Nesbitt Lane, Madison, TN 37115.

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 5th day of November, 2018.

Lilia De Leon Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of November, 2018, before me personally appeared Lilia De Leon Gonzalez, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 5th day of November, 2018.

Notary Signature
My commission expires: 6/20/21

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

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