WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 159447 DEEDWARR
11/14/2018 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $913.90
20181114-0112272

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$247,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14TH DAY OF November,2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

NIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 162
Jonathan De La Cruz Salinas	First Community Mortgage, Inc.	GROUP 02 0
194 Tusculum Road	275 Robert Rose Drive	PARCEL 001.00
~~Nashville~~* Tennessee 37013	Murfreesboro, Tennessee	
*Antioch	37129	

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 hereby acknowledged, we,

Jason Buell and wife Jennifer Buell

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jonathan De La Cruz Salinas, unmarried man

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:

~~[illegible] County, Tennessee, being Lot No. 1 on the Plan of Colewood Acres, Section 1, as of record in Book [illegible] Register's Office for Davidson County, Tennessee.~~

Please see attached "Exhibit A" for more complete legal desc.

Being the same property conveyed to Jason Buell and wife, Jennifer Buell, by Deed from Dolores McDowell-Schaffer, dated April 15, 2016, of record in Instrument No. 20160418-0037171, Register's Office for Davidson County Tennessee.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **194 Tusculum Road, ~~Nashville~~ *Antioch, Tennessee 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, 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 hand and official seal at office this 6th day of November, 2018.

Jason Buell

Jennifer Buell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jason Buell and Jennifer Buell, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Providence Title, LLC
25 Century Blvd, Ste 402
Nashville, TN 37214

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Escrow File No.: 20181009

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Colewood Acres, Section 1 of record in Book 3700, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot fronts 79.10 feet on the Northerly side of Tusculum Road and runs back 130 feet on the Easterly line and 131.60 feet on the Westerly line, to a dead line in the rear and measures 103.40 feet.

Being the same property conveyed to Jason Buell and wife, Jennifer Buell, by Deed from Dolores McDowell-Schaffer, dated April 15, 2016, of record in Instrument No. 20160418-0037171, Register's Office for Davidson County Tennessee.

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019