WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Constantino Luna Glez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10.12.19
(AFFIX SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 162671 DEEDWARR
11/20/2018 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20181120-0114237

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-101336

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Constantino Luna Gonzalez and Adelina Estrada Castor	First Community Mortgage, Inc	
(NAME)	(NAME)	
4772 Bowfield Drive	262 Robert Rose Drive, Suite 101	149-13-0-051.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($175,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SHIRLEY D. LEE AND WILLIAM F. LEE, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CONSTANTINO LUNA GONZALEZ AND ADELINA ESTRADA CASTOR, 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. 50 on the Plan of Debra Heights, Section Three of record in Plat Book 4175, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William F. Lee and wife, Shirley D. Lee by Warranty deed from Joe V. Dobbs and wife, Buena M. Dobbs of record in Book 4446, page 514, Register's Office for Davidson County, Tennessee, dated September 17, 1970 and recorded on September 18, 1970.

Being the same property conveyed to Shirley D. Lee by Quitclaim Deed from William F. Lee and wife, Shirley D. Lee of record in Instrument Number 20181105-0109568, Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on November 5, 2018.

William F. Lee, husband of Shirley D. Lee, joins in this conveyance for the sole purpose of conveying any marital interest he my have in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4772 Bowfield Drive, Antioch, TN 37013
(House No.) (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 the 15th day of November, 2018

Shirley D. Lee

William F. Lee by Shirley D. Lee, his attorney in fact.
William F. Lee by Shirley D. Lee, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of November, 2018, before me personally appeared Shirley D. Lee, a married person, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the15th day of November, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of November, 2018, before me personally appeared Shirley D. Lee to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William F. Lee and who acknowledged he/she/they executed the same as the free act and deed of the said William F. Lee.

Witness my hand and official seal, this the 15th day of November, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

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, Amanda J. Arthur, 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: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires