Karen Y Johnson Davidson County Batch# 167234 DEEDWARR 11/27/2018 10:56:00 AM 2 pgs Fees: $13.00 Taxes: $684.50 20181127-0115576	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $185,000.00 Affiant Subscribed and sworn to before me, this 21 day of Nov, 2018. Notary Public My commission expires: 1-24-22

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

TAMMY HOLMES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Juan Antonio Fuentes **Jessica Fuentes**	SWBC	**165130A17100CO**
4029 Pepperwood Drive	9311 San Pedro #100	
Antioch, TN 37013	San Antonio TX 78216	

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 ACKNOWLEDGE, WE,

Luis Alfonso Umanzor, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan Antonio Fuentes and Jessica Fuentes, 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. 417, on the plan of Section Eight, Peppertree Forest, a Planned Unit Development, of record in Plat Book 7900, page 652, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Luis Alfonso Umanzor, by Warranty Deed from Lisa K. Gibbs, unmarried, dated October 3, 2006, of record in Instrument No. 20070110-0004029, Register's Office for Davidson County, Tennessee. **Heidy Elizabeth Vasquez joins in this execution for the purpose of conveying all her rights and interest, marital or otherwise.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Bylaws of record in Book 8757, page 623, said Register's Office.

HOA Charter of record in Book 8757, page 639, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4029 Pepperwood Drive, 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, have a good right to convey it and the same in 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.

Luis Alfonso Umanzor Date: 11-21-18
Luis Alfonso Umanzor

Heidy Elizabeth Vasquez Date: 11-21-18
Heidy Elizabeth Vasquez

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Luis Alfonso Umanzor and Heidy Elizabeth Vasquez, the within named Grantor(s), with whom I am personally acquainted (or 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 21st day of November 2018.

NOTARY PUBLIC

My Commission Expires: 9/7/21

