FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **233,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11/29/2018 Notary Public MY COMMISSION EXPIRES: 10/14/19 (AFFIX SEAL)

ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #18-2029

Karen Y Johnson Davidson County
Batch# 168649 DEEDWARR
11/29/2018 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $863.95
20181129-0116628

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jernie Rebekah Talles Millan and Fernando Raphael Llan	New Owner	**074-16-134**
(NAME) **3817 Bonnacreek Drive**	(NAME)	
(ADDRESS) **Nashville, TN, 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Todd Mays, Individual, and James L. Crosslin and Heidi F. Crosslin, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jernie Rebekah Talles Millan and Fernando Raphael Llan, Joint Tenants,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 344 on the Plan of Hermitage Hills, Section 3, as of record in Book 2900, Page 97, Register's Office for said County.

Said Lot No. 344 fronts 80.0 feet on the southerly side of Bonnacreek Drive and extends back 152.6 feet on the westerly line and 150.3 feet on the easterly line to a dead line, measuring 80.0 feet thereon.

Being the same property conveyed to Todd Mays, Individual, and James L. Crosslin and Heidi F. Crosslin, husband and wife by Deed dated June 28, 2018 from Wendy Crowder, unmarried, in Instrument Number 20180718-0070102, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3817 Bonnacreek Drive, Nashville, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **November, 2018.**

Todd Mays,

James L. Crosslin

Heidi F. Crosslin

STATE OF **TENNESSEE**
COUNTY OF **Wilson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Todd Mays, Individual, and James L. Crosslin and Heidi F. Crosslin, husband and wife**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **29th** day of **November, 2018.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Elizabeth Preston, 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 Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020