G#31482-2

BOX #14

Send Tax Statements To:
SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Karen Y Johnson Davidson County
Batch# 177445 **DEEDWARR**
12/26/2018 09:14:29 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20181226-0124841

Name and Address of New Owner:
Carlos Mixrain Jeronimo
126 Sarver Avenue
Madison, TN 37115

From Information Furnish The Parties

Map and Parcel 043 01 0 122.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **DAVID L WILLS, A MARRIED MAN**, has this day bargained and sold and does hereby transfer and convey unto, **CARLOS MIXRAIN JERONIMO, UNMARRIED MAN,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Madison, and being described as follows, to-wit:

> BEING part of Lot B (erroneously shown as part of Lots A & B in previous Deeds) on the corrected Map of the W. P. Ready Subdivision of the E. H. Thornton Tract, of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> BEGINNING at an iron (pin) in the southerly margin of Sarver Avenue, formerly Madison Avenue, 420 feet from the Southeast corner of Pierce Avenue and Sarver Avenue; thence, South 1 deg. 00 min. East 175 feet to a point; thence, North 89 deg. East 60 feet to a point; thence, North 1 deg. 00 min. West 175 (feet) to a point; thence, South 89 deg. West 60 feet (shown incorrectly as 50 feet in the past Deeds) to the point of BEGINNING.
>
> Being the same property conveyed to David L. Wills, with rights of survivorship, by Warranty Deed from Kenneth Bottorff and Tina Watson-Bottorff, Husband and Wife, dated August 31, 2018, appearing of record in Instrument Number 20180913-0090841 and corrected by Scrivener's Affidavit of record in Instrument Number 20181025-0105599, of the Register's Office of Davidson County, Tennessee.
>
> THE herein described property is not now nor ever has been the principal place of residence of the Grantor herein.
>
> This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This is improved property known as 126 Sarver Ave. Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **CARLOS MIXRAIN JERONIMO, UNMARRIED MAN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of December, 2018.

David L Wills

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **David L. Wills**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Madison, Tennessee, this the 21st day of December, 2018.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Molly L. Smith
NOTARY PUBLIC
My Commission Expires: 1/28/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$169,900.00**, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Kathy Goodson
AFFIANT

SWORN to and subscribed before me,
this 21st day of December, 2018.

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Anna Agee
NOTARY PUBLIC
My Commission Expires: 3-8-22