Karen Y Johnson Davidson County
Batch# 183337 DEEDWARR
01/14/2019 09:57:49 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20190114-0003466

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Bobby & Sue Stillwell Post Office Box 1364 Goodlettsville, TN 37070	Same	060-12-0-129.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SILVIA DEL CARMEN PEREZ, a married resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto BOBBY STILLWELL AND SUE STILLWELL, husband and wife, both residents of the State of Tennessee (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is also known as 108 Hart Lane, Nashville, Tennessee 37207. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, her heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs to warrant and forever defend the title to the Subject Property to Grantee, their heirs, successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

Omar Orlando Roman-Ramirez, spouse of Grantor, joins in this General Warranty Deed to convey any marital interests he may have in the Subject Property.

IN WITNESS WHEREOF, Grantor has hereunto set its signatures, this 11 day of January, 2019.

GRANTOR:

Silvia del Carmen Perez
SILVIA DEL CARMEN PEREZ

Omar Orlando Roman Ramirez
OMAR ORLANDO ROMAN-RAMIREZ

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, SILVIA DEL CARMEN PEREZ AND OMAR ORLANDO ROMAN-RAMIREZ, the within named bargainors, both residents of the State of Tennessee, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who each acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office in Goodlettsville, Tennessee, this 11 day of January, 2019.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 11/22/21

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00).

Sue Stillwell
AFFIANT

Sworn to and subscribed before me, this 11 day of January, 2019.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 11/22/21

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being the westerly 100 feet of Lot No. 13 on the map of W.H. Dodd's Suburban Home Tract, as of record in Plat Book 161, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

SAID westerly 100 feet of Lot No. 13 fronts 100 feet on the southerly side of an unnamed street known as Hart Lane and extends back between parallel lines with the easterly margin of Capital View Avenue 340 feet to a dead line.

BEING the same property conveyed to SILVIA DEL CARMEN PEREZ, AN UNMARRIED WOMAN, by Warranty Deed from ROY ALLEN COMPTON AND ALICE COMPTON WILLIFORD AND RUBY SANDS COMPTON, A SINGLE WOMAN, of record in Instrument No. 20050808-0092973, dated July 29, 2005, said Register's Office.

Further being the same property conveyed to VICTOR ARITA, by Quitclaim Deed from SILVIA DEL CARMEN PEREZ, of record in Instrument No. 20090218-0013726, dated February 13, 2009, said Register's Office.

Further being the same property conveyed to SILVIA DEL CARMEN PEREZ, by deed from VICTOR ARITA, of record in Instrument No. 20111018-0080835, dated August 18, 2011, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete land survey of the Subject Property.

4. Matters contained in plan of record in Plat Book 161, page 16, said Register's Office.

5. Sanitary Sewer Easement of record in Book 4154, page 98, said Register's Office.