Karen Johnson Davidson County
Batch# 194777 DEEDWARR
02/13/2019 09:20:09 AM 2 pgs
Fees: $13.00 Taxes: $690.98

20190213-0013423

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $186,750.00

Affiant

Subscribed and sworn to before me, this 8 day of February, 2018.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mari A. Wang	Bank of Texas	**09805018800**
1605 Armacost Ave #205 ~~**6102 Hunters Point Lane**~~	0242 E 41st St.	
Los Angeles, CA 90025 ~~**Hermitage, TN 37076**~~	Tulsa, OK 74135	

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,

Baby Zenaida Bautista and Leonardo Bautista, married to each other

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

Mari A. Wang *, a married woman *

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, 1-A, on the plan of Zone Lot Division, Lot 1-Hunter's Point Subdivision, of record in Book 5200, page 736, as amended in Book 8250, page 372, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Baby Zenaida Bautista and Leonardo Bautista, married to each other, by Warranty Deed from Justin Rogers, a married man, dated April 11, 2018, of record in Instrument No. 20180413-0034996, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as 5102 Hunters Point Lane, Hermitage, TN 37076.

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.

Baby Zenaida Bautista by Leonardo Bautista by AIF (ATTORNEY-in-Fact) Date: 2/8/19
Baby Zenaida Bautista by Leonardo Bautista as attorney in fact

Leonardo Bautista Date: 2/8/19
Leonardo Bautista

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Leonardo Bautista, 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 8 day of Feb, 2019.

WILLIAM STAMPLEY IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9/6/22

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Leonardo Bautista**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of **Baby Zenaida Bautista**, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

Witness my hand and official seal at office, this 8 day of Feb 2019.

Notary Public

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY