(3)

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3563

Karen Johnson Davidson County
Batch# 196220 **DEEDWARR**
02/19/2019 10:06:08 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00

20190219-0014652

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2019

Georgette R Kennedy
Notary Public
My Commission Expires: 03-08-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paula Angelica Hidalgo 440 South Detroit Street Los Angeles, CA 90036	LEGACYTEXAS BANK 5000 LEGACY DRIVE PLANO, TX 75024	072-15-0-219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sandra Lewis, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Paula Angelica Hidalgo, a single person**, 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Sherwood Subdivision, as of record in Book 1424, page 51, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sandra L Johnson now known as Sandra Lewis by Quitclaim Deed from Patrick Johnson, dated February 8, 2019, recorded February 11, 2019, of record in Instrument No. 20190211-0012729, Register's office for Davidson County, Tennessee. Further being the same property conveyed to Sandra L. Johnson and husband Patrick Johnson by Warranty Deed from Christine M. Moore, an unmarried woman, dated October 15, 2013, recorded October 22, 2013, of record in Instrument No. 20131022-0110118, Register's Office for Davidson County, Tennessee.

Jennifer Lewis joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This Instrument executed on behalf of Sandra Lewis ("Principal") by Christopher Butler pursuant to the Power of Attorney of record in Instrument Number 20190219-0014650, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This Instrument executed on behalf of Jennifer Lewis ("Principal") by Christopher Butler pursuant to the Power of Attorney of record in Instrument Number 20190219-0014651, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1704 Sherwood Lane, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever 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, Grantor has executed this instrument on this 15th day of February, 2019.

GRANTOR:

Sandra Lewis by Christopher Butler as her Attorney-In-Fact
Sandra Lewis by Christopher Butler as her Attorney-in-Fact

Jennifer Lewis by Christopher Butler as her Attorney-In-Fact
Jennifer Lewis by Christopher Butler as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Butler the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Sandra Lewis ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 15th day of February, 2019.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/3/23

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Butler the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jennifer Lewis ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 15th day of February, 2019.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/3/23

EXHIBIT "A"
TO Warranty Deed
From: Sandra Lewis
To: Paula Angelica Hidalgo

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 15th day of February, 2019.

Notary Public
My Commission Expires: 1/3/23

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY