Karen Johnson Davidson County
Batch# 204079 DEEDWARR
03/11/2019 09:39:31 AM 3 pgs
Fees: $18.00 Taxes: $868.13
20190311-0021787

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN 38464
File #19222 SF

FROM: STACY K. BOSHEERS AND HUSBAND, ANTHONY KADE BOSHEERS

TO: JOSE A. GONZALEZ PEREZ AND WIFE, SANTOS ISABEL SAMAYOA

WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED THIRTY-FOUR THOUSAND, SIX HUNDRED THIRTY AND NO/100--- ($234,630.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, STACY K. BOSHEERS AND HUSBAND, ANTHONY KADE BOSHEERS, have bargained and sold, and by these presents, do transfer and convey unto the said JOSE A. GONZALEZ PEREZ AND WIFE, SANTOS ISABEL SAMAYOA, A MARRIED PERSON, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot 206, Section 2, Revised Harbor Gate, as shown on plat of record in Plat Book 6250, Page 33, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Stacy K. Bosheers and husband, Anthony Kade Bosheers by Warranty Deed from Beverly J. Barker dated September 29, 2014 of record in Instrument Number 20141003-0091451 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants, Conditions or Restrictions that appear of record in Book 6366, Page 494 and all matters as set out on the plat of record in Plat Book 6250, Page 33, Register's Office of Davidson County, Tennessee.

4644

This conveyance is made subject to the Sanitary Sewers/Storm Drainage Easement of record in Book 5904, Page 79, Register's Office of Davidson County, Tennessee.

TAX PARCEL NO. 136-14-0-17700
PROPERTY ADDRESS: 325 STARBOARD COURT, NASHVILLE, TN. 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said JOSE A. GONZALEZ PEREZ AND WIFE, SANTOS ISABEL SAMAYOA, his heirs and assigns forever. And we do covenant with the said JOSE A. GONZALEZ PEREZ AND WIFE, SANTOS ISABEL SAMAYOA, 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, except for matters as set out above.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to JOSE A. GONZALEZ PEREZ AND WIFE, SANTOS ISABEL SAMAYOA, his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 7th DAY OF March, 2019.

STACY K. BOSHEERS

ANTHONY KADE BOSHEERS

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 7th day of MARCH, 2019, before me personally appeared STACY K. BOSHEERS AND HUSBAND, ANTHONY KADE BOSHEERS, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

BEN WRIGHT
SEAL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 10/4/22

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $234,630.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 08 day of March, 2019.

SEAL

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

NOTARY PUBLIC
My Commission Expires: 6.21.22

NEW OWNER(S): JOSE A. GONZALEZ PEREZ AND WIFE, SANTOS ISABEL SAMAYOA
ADDRESS: 2096 East Hill Dr. Madison, TN. 37115

SEND TAX BILLS TO:
SWBC Mortgage
9311 San Pedro #100
San Antonio, TX. 78216

MAIL RECORDED DOCUMENT TO: