Karen Johnson Davidson County
Batch# 207494 DEEDWARR
03/19/2019 10:21:34 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20190319-0024825

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 200,000.00

Affiant

Subscribed and sworn to before me, this 11th day of March, 2019.

Notary Public

My commission expires: _____

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose Aranda Zelaya **Vicenta Bautista**	**First Community Mortgage, Inc.**	**165130A07900CO**
4280 Laurenwood Drive	**262 Robert Rose Drive, Suite 101**	
Antioch, TN 37013	**Murfreesboro, TN 37129**	

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,

Benjiman Smith and Paula Pickett Smith

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

Jose Aranda Zelaya and Vicenta Bautista, husband and wife

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. 331 on the Plan of Peppertree Forest, Section 6, a Planned Unit Development, of record in Book 7900, Page 572, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Smith from Todd D. Brown and wife, Margaret H. Brown by Warranty Deed dated December 21, 2007, of record in Instrument No. 20080104-0001161, Register's Office for Davidson County, Tennessee.

The said Benjamin Smith is one and the same person as Benjimin Smith.

Paula Pickett Smith, spouse of Benjiman Smith, joins in the execution of this instrument for the purpose of conveying any marital interest she may have in said property.

Limited Power of Attorney executed by Paula Pickett Smith appointing Benjiman Smith to sign on her behalf dated 02-25-2019 and recorded in Instrument No. 20190319-0024824, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 4280 Laurenwood Drive, Antioch, TN 37013.

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.

Witness my/our hand(s) this 11th day of March, 2019.

Benjiman Smith

Paula Pickett Smith by Benjiman Smith Attorney in Fact

Paula Pickett Smith
by Benjiman Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Benjiman Smith,** 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 11th day of March, 2019.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby certify, that on this 11th day of March, 2019, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Benjiman Smith** to me known to be the person who executed the foregoing instrument in behalf of **Paula Pickett Smith** as his/her Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **Paula Pickett Smith**.

Witness my hand, at office, this 11th day of March, 2019.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY