PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 208254 DEEDWARR
03/21/2019 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20190321-0025627

W & I Ref: (DM) Title No.: 60304
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Abel Alejandro Briceno Maria A. Virguez Chacon 4125 Alicia Lane Antioch, TN 37013	New Owner

TAX MAP PARCEL NUMBERS: 150060A04200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Williams and Tiffany Turner, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Abel Alejandro Briceno and Maria A. Virguez Chacon, Joint Tenants,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of The Parks at Priest Lake, Subdivision, Phase One, of record in Instrument No. 20090910-0084798 and revised in Instrument No. 20100108-0002095, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Stephen Williams and Tiffany Turner, a married couple by Cash Deed for Tennessee from Julian Castro, The Secretary of Housing and Urban Development of Washington D.C. dated February 17, 2017 and recorded on February 17, 2017 of record in Instrument No. 20170217-0016771 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 150060A04200CO. The Plan, with Owner's Certificate, of record in Instrument No. 20100108-0002095, said Register's Office, which Plan shows minimum building setback lines to be determined by Metropolitan Zoning and a 20 foot public utility and drainage easement along the front line of said lot. A 3 foot pedestrian easement along the front line of said lot and an existing 100 year flood plain along the rear portion of said lot and a proposed 100 year flood plane along the rear portion of said lot. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090929-0090300, amended in Instrument No. 20091216-0114551, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c. All Matters shown on Instrument No. 201003110018660, said Register's Office.

This is improved property, known as 4125 Alicia Lane, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of February, 2019.

Stephen Williams

Tiffany Turner

State of Tennessee

County of Davidson

On this 27th day of February, 2019, before me the undersigned authority, personally appeared Stephen Williams and Tiffany Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $270,000.00.

Affiant

Sworn and subscribed before me this 27th day of February, 2019.

Notary

My Commission Expires: 11/5/2019

CONNIE TAYLOR
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212