STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 223582 DEEDWARR
04/30/2019 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20190430-0039518

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2019.

Notary Public
MY COMMISSION EXPIRES: 11-3-20
File No. G19-4969

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erik G. Jimenez Mendieta and Brittany Brewer (NAME)	Erik G. Jimenez Mendieta & Brittany Brewer (NAME)	151-1-A-148 CO
3113 Kennebeck PL (STREET ADDRESS)	3113 Kennebeck PL (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Miguel A. Calvo and Martin Aguilar**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erik G. Jimenez Mendieta and Brittany Brewer, 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. 148 on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 444-447, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Miguel A. Calvo and Martin Aguilar by Deed dated October 10, 2018 from Christopher Evans Crenshaw, unmarried, recorded October 15, 2018, in Instrument Number 20181015-0102044, in the Official Records of Davidson County, Tennessee.

This is not the marital residence of the Grantor herein

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Charter of record in Book 7597, page 977, Register's Office for Davidson County, Tennessee.
2. Common Area conveyed to HOA in Book 7683, page 718, Register's Office for Davidson County, Tennessee.
3. Bylaws in Book 8679, page 446, Register's Office for Davidson County, Tennessee.
4. Easements for sewer/water lines in Book 7748, page 440 and Book 7748, page 444, Register's Office for Davidson County, Tennessee.
5. Flowage and roadway easment in Book 3891, page 476, Register's Office for Davidson County, Tennessee.
6. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 444-447, Register's Office for Davidson County, Tennessee.

7. Restrictions as recorded in Book 7358, page 656, Book 7538, page 792, Book 7599, page 812, and Book 8667, page 381, Register's Office for Davidson County, Tennessee.
8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3113 Kennebeck Place, 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 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.

Witness my/our hand(s) this 26th day of April, 2019.

Miguel A. Calvo

Martin Aguilar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2019, before me personally appeared Miguel A. Calvo and Martin Aguilar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of April, 2019.

MICHAEL MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/2020

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Jessica Lascelle 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, Seth A. Dearinger, a notary public for this county and state, Meredith Bauerle, 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: 03/08/2021

