Karen Johnson Davidson County
Batch# 229467 DEEDWARR
05/14/2019 09:47:31 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20190514-0045126

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0151

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of May, 2019

Notary Public

Commission Expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Raul Martinez Rodriguez 808 Hermitage Ridge Hermitage, TN 37076	First Community 262 Robert Rose Dr # 200 Murfreesboro TN 37129	074-04-0-036.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Benjamin M. Napier, a married man and Jeremy S. Napier, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raul Martinez Rodriguez and Maria De Los Angeles Zuniga Sanches, 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. 9 on the Plan of Section Twelve, Hermitage Hills of record in Book 4675, Page 125, amended in Plat Book 5068, Page 667, 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 Benjamin M. Napier and Jeremy S. Napier by Warranty Deed from T and S Investments, a Tennessee General Partnership of record in Instrument No. 20050601-0061491, Register's Office for Davidson County, Tennessee, dated May 24, 2005 and recorded on June 01, 2005. (Value of consideration shown in aforementioned deed $119,900.00.) Being also known as 808 Hermitage Ridge Dr, Hermitage, Tennessee 37076.

Julie Napier, wife of Benjamin Napier, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

Subject property is not the principal residence of Jeremy Napier, nor his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 808 Hermitage Ridge, Hermitage, TN 37076

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of May, 2019.

Benjamin Napier

Jeremy Napier

Julie Napier

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin Napier and Jeremy Napier and Julie Napier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 10th day of May, 2019

Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

