Karen Johnson Davidson County
Batch# 241293 DEEDWARR
06/11/2019 09:29:56 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190611-0055845

WARRANTY DEED

LOPEZ-H19115

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 4th DAY OF June, 2019.

(Affix Seal) Notary Public

My Commission Expires: 6/24/2022

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Julio Cesar Lopez-Silva, single man	~~NEW OWNER~~ First National Bank of America	043.08-0-006.00
103 Shelby Street	241 East Saginaw St.	
Old Hickory, TN 37138	East Lansing, MI. 48823	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PATRICIA BRAZIER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JULIO CESAR LOPEZ-SILVA, SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Tracts 8 & 9 on the unrecorded plan of H.A. Youngblood's Subdivision described according to a map made by Cantrell, Connell & Morrison dated May 1954, as follows:
Beginning at a point on the northwesterly margin of Shelby Street at the common corner of Tract 9 and 10, said point being 303.1 feet, as measured along the margin of said Street, from the beginning of a curve at the intersection of said Street and Scenic Drive; thence with the line between tracts 9 and 10 northwesterly 159.2 feet to a point in the line of Morgan Hurt property; thence with the line of said property and along the rear lines of Tracts 10 and 11, South 43 degrees 01 minute west 110 feet to the common corners of Tracts 11 and 12; thence with the line between said two tracts southeasterly 154 feet to the northwesterly margin of Shelby Street; thence with the margin of said street, north 45 degrees 43 minutes east 110 feet to the point of beginning.

Being the same property conveyed to Patricia Brazier by deed from Steven D. Scheibe and Robert W. Burns of record in Book 200608280106282, recorded on 08/28/2006, Register's Office for Davidson County, Tennessee.

Affidavit of Affixation of record in 20190611-0055844, recorded on 6/11/2019 Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 103 Shelby Street, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 5th day of June, 2019 :

Patricia Brazier

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named PATRICIA BRAZIER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 5th day of June, 2019.

Notary Public

My Commission Expires: 6/18/19

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019