THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 246004 DEEDWARR
06/20/2019 10:13:22 AM 2 pgs
Fees: $13.00 Taxes: $810.30

20190620-0059526

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BEASON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruno Padilla		
3356 Towneship Road	NEW OWNER	150-11-0-130.00
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Denice M.E. Quin-Gomes, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruno Padilla, a single man**

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. 287 on the Plan of Section Three, Towne Village of the Country of record in Plat Book 5200, Page (s) 268 and 269, 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 Carlos Gomez, Jr , et ux Hilda Gomez by Warranty deed from John D. Nelson, Sr, et ux, Annie C. Nelson of record in Book 6609, page 395, Register's Office for Davidson County, Tennessee, dated July 17, 1985 and recorded on July 18, 1985.

Being the same property conveyed to Pamela L. Rice, Trustee by Quitclaim Deed from Carlos Gomez, Jr, et ux Hilda Gomez of record in Book 8999, page 20, Register's Office for Davidson County, Tennessee, dated June 29, 1993 and recorded on June 30, 1993 and within the same deed the said (Name of Trustee), Trustee conveyed his interest in the subject property to Carlos Gomez, Jr, et ux Hilda Gomes and Denice M.E. Quinn-Gomes

Being the same property conveyed to James N. Bryan, Jr , Trustee by Quitclaim Deed from Hilda Gomes, surviving tenant by the entirety with Carlo Gomes, Jr (sometimes incorrectly referred to as Carlos Gomez Jr and wife, Hilda Gomez) and Denice M.E. Quin-Gomes in Instrument No. 20060814-0100128, Register's Office for Davidson County, Tennessee, dated August 07, 2006 and recorded on August 14, 2006 and within the same deed the said James N. Bryan, Jr, Trustee conveyed his interest in the subject property to Hilda Gomes, an unmarried woman and Denice M.E Quin-Gomes, an unmarried woman, as tenants in common with right of survivorship, their heirs and assigns.

Being the same property conveyed to Denice M.E. Quin-Gomes by Quitclaim deed from Hilda Gomes, an unmarried woman of record in Instrument No. 20060828-0105728 Register's Office for Davidson County, Tennessee, dated August 25, 2006 and recorded on August 28, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3356 Towneship Road, 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. 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 hand this the 12th day of June, 2019.

Denice M.E. Quin-Gomes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Denice M.E. Quin-Gomes** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of June, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public