THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 249511 DEEDWARR
06/27/2019 09:42:30 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20190627-0062293

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Lilian O. Corea Bonilla and Jose Antonio Sanchez 2805 Hydes Ferry Road Nashville, TN 37218	Same	080-12-0-131

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robert J. Hurt, III, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Lilian Corea Bonilla and Jose Antonio Sanchez**, wife and husband hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the Map entitled River Meadows, Section 2, of record in Plat Book 11700, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert J. Hurt, III, an unmarried man, by Warranty Deed from Norman L. Merrifield, an unmarried man, of record on July 30, 2007, at Instrument No. 20070730-0089921, Davidson County Register of Deeds.

This is property commonly known as 2805 Hydes Ferry Road Nashville, TN 37218.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19

Witness my hand, this 21 **day of June, 2019:**

Robert J. Hurt, III

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 **Robert J. Hurt, III,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of June, 2019:

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$210,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 21 DAY OF June, 2019.

Notary Public

My Commission Expires: 3-8-2021