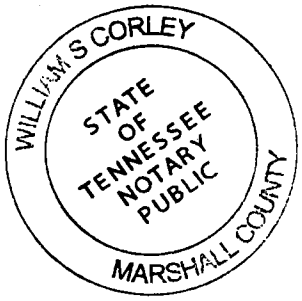
Karen Johnson Davidson County
Batch# 252989 DEEDWARR
07/05/2019 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20190705-0065596

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-040613

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Erick Gonzalez Gonzalez	Tower Community Bank	
(NAME)	(NAME)	
104 Monte Leone Court	7271 Nolensville Rd	173-01-0-062.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nolensville TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARICELA GAMA HERNANDEZ, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERICK GONZALEZ GONZALEZ, A MARRIED 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. 356 on the Plan of Monte Carlo Estates, Section 1, a Re-Subdivision of Lots Nos. 355 and 356 of record in Plat Book 4675, Page 68, 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 Maricela Gama Hernandez by Cash Deed for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D. C. of record in Instrument No. 20090721-0068229 Register's Office for Davidson County, Tennessee, dated July 17, 2009 and recorded on July 21, 2009.

Being the same property conveyed to Maricela Gama Hernandez by Quit Claim deed from Alain Edgardo Castillo Castro of record in Instrument No. 20161122-0122977 Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on November 22, 2016.

unimproved ☐
This is improved ☒ property, known as 104 Monte Leone Court, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Maricela Gama Hernandez, an unmarried person this 2nd day of July, 2019.

Maricela Gama Hernandez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 2nd day of July, 2019, before me personally appeared Maricela Gama Hernandez, an unmarried person, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of July, 2019.

Notary Public

My Commission Expires: 7/9/22

(SEAL)

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

