WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Elizabeth McDaniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 257899 DEEDWARR
07/17/2019 09:34:11 AM 2 pgs
Fees: $13.00 Taxes: $832.13

20190717-0069798

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dana Vanessa Perez Bonilla **Jaquelyne Perez Bonilla**	GWBC	
(NAME) **6241 Mount View Road**	(NAME) 9311 San Pedro #100	160-00-0-376.00
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CUMBERLAND PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANA VANESSA PEREZ BONILLA, AN UNMARRIED WOMAN AND JAQUELYNE PEREZ BONILLA, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 part of Lot No. 3, Resubdivision of Lot 2 on the Plan of McCain Acres of record in Plat Book 6050, page 570, Register's Office for said County, described as follows:

BEGINNING at an iron rod situated in the northerly margin of Mt. View Road, said point also being the southeast corner of Lot 2B on the plat of McCain Acres 2nd Resubdivision of Lot 2 of record in Book 8250, Page 551, R.O.D.C.TN; thence leaving said road, N 22° 16'57" W, a distance of 134.19 feet to an iron rod; thence N 70°32'44" E, a distance of 79.16 feet to an iron rod; thence S 24°27'40" E, a distance of 127.17 feet to the northerly margin of Mt. View Road; thence along said road, S 65° 31'30" W, a distance of 83.96 feet to the point of beginning, and containing 10,642.887 square feet or 0.244 acres of land, more or less.

Together with right of easement for the installation, operation and maintenance of a private sewer septic system on Lot 2 of McCain Acres as described in Book 9776, page 596, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Cumberland Properties, LLC by Warranty deed from Carlos W. Ritchie of record in Instrument No. 20070531-0064594 Register's Office for Davidson County, Tennessee, dated May 16, 2007 and recorded on May 31, 2007.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 570, Register's Office for Davidson County, Tennessee.
- Easement(s) granted to private sewer system of record in Book 9776, Page 596, Register's Office for said County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6241 Mount View Road, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF JULY, 2019.

Cumberland Properties, LLC

BY: _____

M. Travis Dukes
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. TRAVIS DUKES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CUMBERLAND PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of July, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022