Karen Johnson Davidson County
Batch# 263561 DEEDWARR
07/29/2019 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20190729-0074451

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 24th day of July, A.D., 2019, by and between

Shinobu Garrigues Pula and Va'a Garrigues Pula wife and husband

First Parties, and

Tyler Gerald Bent, a married person

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. B, Airpark Drive Home (Condominiums) as more fully described pursuant to the Declaration of Establishment of Airpark Drive Homes (Condominiums) of record in Instrument No. 20130920-0099303, and Supplement and Amendment to the Declaration of Establishment of Airpark Drive Homes (Condominiums), of record in Instrument No. 20140408-0029278 in the Register's Office for Davidson County, Tennessee, to which Declaration reference is hereby made for a complete legal description and more fully described on Exhibit "A" to the Supplement and Amendment to the Declaration of Establishment of Airpark Drive Homes (Condominiums).

Being the same property conveyed to Shinobu Garrigues Pula and Va'a Garrigues Pula, wife and husband by Deed dated January 12, 2015 from Precision Property Restoration, LLC D/B/A Precision Homes, LLC, A Tennessee Limited Liability Company, recorded January 20, 2015, in Instrument Number 20150120-0005381, in the Official Records of Davidson County, Tennessee.

OWNER:
Tyler Bent
2016 Airpark Dr.
Nashville, TN 37206

RESPONSIBLE TAXPAYER:
Wells Fargo Bank NA
6200 Park Ave
Des Moines, IA 50321

CLT # 084 01 0B 00100C0

MR-BR-8378373

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Shinobu Garrigues Pula
Shinobu Garrigues Pula

x Va'a Garrigues Pula
Va'a Garrigues Pula

✓STATE OF TENNESSEE

✓COUNTY OF DAVIDSON

Personally appeared before me, Shinobu Garrigues Pula and Va'a Garrigues Pula wife and husband, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2019.

✓ Janelle VanHootegem
Notary Public

JANELLE VanHOOTEGEM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: ✓ July 6, 2020

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 455,000.00.

Affiant

STATE OF TN, COUNTY OF Sumner

Subscribed and sworn before me this the 26th day of July, 2019.

Signature of Notary Public

Kristen M. Traini

Printed Name of Notary

OCT 2 0 2020

Commission Expiration

Notary Seal

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

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True Copy Certification

I,KRISTEN TRAINI, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

