Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $298,000.00.

Affiant

File Number: 1906359

Subscribed and sworn to before me, this 8th day of August, 2019.

Notary Public
My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

Karen Johnson Davidson County
Batch# 269617 DEEDWARR
08/12/2019 08:34:01 AM 2 pgs
Fees: $13.00 Taxes: $1,102.60
20190812-0079753

# Warranty Deed

| Address of New Owner(s): | Send Tax Bills To: Reliant Bank | Map/Parcel Number: |
|---|---|---|
| Austin J. McNeese | 105 Continental Pl. | 095-15-0-019.00 |
| 622 Ermac Dr | Ste. 300 | |
| Nashville, TN 37214 | Brentwood TN 37027 | |

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Ascencion Bonilla and Dinora Del Carmen Jiron Majano, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Austin J. McNeese, unmarried, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of The Highlands of record in Plat Book 2663, Page 127, 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 David Ascencion Bonilla and Dinora Del Carmen Jiron Majano, husband and wife by Warranty deed from Jason J. Alvarez and Karla Ivette Picazo Ramos, husband and wife of record in Instrument No. 20170130-0009907 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on January 30, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ✓ improved ___ unimproved property known as 622 Ermac Dr, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WITNESS my hand this 8th day of August, 2019.

David Ascencion Bonilla

Dinora Del Carmen Jiron Majano

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Ascencion Bonilla and Dinora Del Carmen Jiron Majano, husband and wife with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Co., TN, this 8th day of August, 2019.

Notary Public at Large
My Commission Expires: July 27, 2021

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY