Name and Address of New Owner:
Oscar Valentin Trujillo Esquivel
412 Haywood Court North
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 271570 DEEDWARR
08/14/2019 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,130.35
20190814-0081438

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14809018200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Callida Michelle Garcia Casarrubias and Andres Garcia Casarrubias, wife and husband,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Oscar V Trujillo Esquivel and Fabiola Garcia Navarrete, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Haywood Meadow Addition, of record in Plat Book 6900, Page 611, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Callida Michelle Garcia Casarrubias, a married woman and Andres Garcia Casarrubias, her husband by Warranty Deed from Dindar M. Agid, dated July 20, 2018, of record in Instrument No. 20180724-0072238, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of August, 2019.

_____(SEAL)
Callida Michelle Garcia Casarrubias

_____(SEAL) as Attorney in fact
Andres Garcia Casarrubias by Callida Michelle Garcia Casarrubias, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2019, before me personally appeared Callida Michelle Garcia Casarrubias and Andres Garcia Casarrubias, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2019.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2019, before me personally appeared Andres Garcia Casarrubias, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Callida Michelle Garcia Casarrubias pursuant to a Specific Power of Attorney dated July 12, 2019 and filed of record in Instrument No. 20190813-0080706, in the Register's for Daivdson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Callida Michelle Garcia Casarrubias, as her attorney in fact.

Witness my hand, at office, this 8th day of August, 2019.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $305,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

JAMIE IVEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2023

Sworn to and subscribed before me this
8th day of August, 2019.

_____
Notary Public
My commission expires: 01-24-23
File No. 19-450

True Copy Certification

I, Jaymie Hargrave, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jaymie Hargrave, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY