STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2019.

Notary Public
MY COMMISSION EXPIRES:
File No. G19-5895

MELODY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 272858 DEEDWARR
08/16/2019 03:45:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20190816-0082450

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eber Josue Alberto Amaya (NAME)	SAME (NAME)	148-15-0-006
4105 Apache Trail (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37103 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Modesto Huezo Cornejo and Clara Reyes Hernandez, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eber Josue Alberto Amaya** Unmarried , 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. 105 on the Plan of Apache Hills, Section One, as of record in Plat Book 3842, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 70 feet on the southwesterly side of Apache Trail, and extends back 100 feet on the northwesterly line and 140 feet in the southwesterly line, to a line in the rear on which it measures 80.5 feet.

Being the same property conveyed to Modesto Huezo Cornejo and Clara Reyes Hernandez, husband and wife by Deed dated September 30, 2014, recorded October 3, 2014, in Instrument Number 20141003-0091711, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3842, Page 155, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 4179, Page 951; Book 9221, Page 190 and Book 4454, Page 301, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4105 Apache Trail, Antioch, TN 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 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. Whenever 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 15th day of August, 2019.

+ Modesto Huezo Cornejo by Clara Reyes Hernandez his Attorney in Fact

Modesto Huezo Cornejo by Clara Reyes Hernandez, his Attorney-In-Fact

Clara Reyes Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2019, before me personally appeared Clara Reyes Hernandez, 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 15th day of August, 2019.

Notary Signature
My commission expires: 3/21/22

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Clara Reyes Hernandez, Attorney-in-Fact for Modesto Huezo Cornejo with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of August, 2019.

Notary Signature
My Commission Expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Deliana Louhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Deliana Louhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19