WARRANTY DEED

Karen Johnson Davidson County
Batch# 273587 DEEDWARR
08/19/2019 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20190819-0083099

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$224,908.00.**

Sandy Balent
Affiant

Subscribed and sworn to before me this 19 day of August, 2019

Notary Public
My Commission expires: 11/15/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Maria Cecilia Linares Villeda	Same as new owner	074-08-0-119.00
7016 Bonnafair Drive		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David T. Love, Jr.** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Maria Cecilia Linares Villeda**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 708 on the Plan of Hermitage Hills, Section Seven, of record in Book 330, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 708 fronts 79.9 feet on the easterly side of Bonnafair Drive and extends back 256 feet on the northerly line and 124.85 feet on the southerly line to a deadline in the rear, measuring 148.07 feet thereon.

Being the same property conveyed to David T. Love, Jr. and wife, Linda F. Love from Patrick K. McGee and wife, Phyllis K. McGee by Warranty Deed on October 23, 1985, of record in Book 6692, Page 793, re-recorded in Book 6838, Page 921, Register's Office for Davidson County, Tennessee. The said Linda F. Love having since died on August 18, 2015, leaving said property to David T. Love, Jr. by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Page 62, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3399, Page 446, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7016 Bonnafair Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 16th, 2019.

X _____
David T. Love Jr.

X _____
[redacted]

STATE OF Florida
COUNTY OF Hernando

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David T. Love, Jr.** [redacted] to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 16th, 2019

My commission expires April 22, 2023

_____
Notary Public

PATRICIA BEATRICIE HERPY
Notary Public - State of Florida
Commission # GG 326484
My Comm. Expires Apr 22, 2023
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).