STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~23rd~~ 26th day of August, 2019.

Notary Public
MY COMMISSION EXPIRES: OCT 2 0 2020
File No. G19-6225

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

Karen Johnson Davidson County
Batch# 276537 DEEDWARR
08/26/2019 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20190826-0085809

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jose S. Carrillo Menijivar and Maria J. Hernandez (NAME)	Everett Financial Inc., dba Supreme Lending (NAME)	33-8-39
103 Marita Avenue (STREET ADDRESS)	14801 Quorum Drive, Suite 300 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Dallas, TX 75254 (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, **Diana M. Arrington, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose S. Carrillo Menijivar and Maria J. Hernandez, husband and wife**, 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:

Being Lot 168 on the Plan of Gatewood, Section I, as of record in Book 3300, Page 49, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Westerly margin of Marita Avenue at the corner of Lots Nos 168 and 169; thence with the line between said lots, Southwesterly 131.9 feet to the corner of Lot No. 187; thence with the between Lots Nos 168 and 187, Northwesterly 95 feet to the Southwesterly margin of Gates Road; thence with the margin of the same, Northwesterly 125.5 feet to the beginning of a curve; thence around said curve, Easterly 40.6 feet to the margin of Marita Avenue; thence with the margin of the same, Southeasterly around a slight curve, 130 feet to the point of beginning.

Being the same property conveyed to Diana M. Arrington, unmarried by Deed dated March 12, 2004 from Norma McLean, recorded March 19, 2004, in Instrument Number 20040319-0031364, 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 3300, page 49, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 3370, page 121, Book 3375, page 249, and Book 3398, page 438, 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 103 Marita Avenue, Goodlettsville, TN 37072.

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 23rd day of August, 2019.

x Diana M. Arrington

Diana M. Arrington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2019, before me personally appeared Diana M. Arrington, 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 23rd day of August, 2019.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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

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)

