Karen Johnson Davidson County
Batch# 280278 DEEDWARR
09/03/2019 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20190903-0088798

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3RD DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/03/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Rogelio Cabrera Dubon and Carmen Y Cabrea	SEND TAX BILLS TO: First Community Mortgage, Inc.	MAP-PARCEL NUMBERS
(NAME) 4504 Stoneview Drive	(NAME) 262 Robert Rose Drive, Suite 200	165130A05900CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Tomicka Delgado**. HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rogelio Cabrera-Dubon and Carmen Y Cabrea, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 351 on the plan of Peppertree Forest Section IV, P.U.D., as of record in Plat book 7900, Page 426, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description therof.

Being the same property conveyed to Tomicka Delgado by virtue of that certain Quit Claim Deed dated October 28, 2004, and being of record at Instrument No. 20050110-0003382 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Tomicka Delgado and John Delgado by virtue of Warranty Deed dated September 19, 2001 at Instrument No. 20011003-0107313 in the amount of $90,500.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 7900, Page 426, Instrument No. 20190611-0055977, Book 8757, Page 639, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 4504 Stoneview Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 30th day of August, 2019.

Tomicka Delgado

Tomicka Delgado

STATE OF TN
COUNTY OF Davidson

C4

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Tomicka Delgado** ~~and~~, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of August, 2019.

Cari Allen

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY