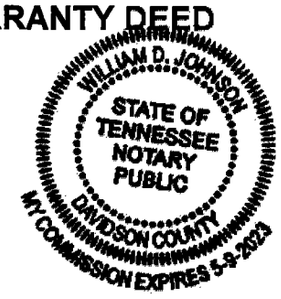
WARRANTY DEED



W-EXIT-19-04855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ana V. Turcios, Ramirez and Santiago D. Gonzalez	First Community Mort.	
(NAME) **4855 Payne Road**	(NAME) 262 Robert Rose Dr Suite 200	**148-00-0-123.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTOPHER FANT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANA V. TURCIOS, RAMIREZ AND SANTIAGO D. GONZALEZ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land in the 5th Civil District of Davidson County, Tennessee, near the town of Antioch and being known as Tract No. 2, on a plan made by George A. Watkins, surveyor, November 7, 1950, showing division of a 25 acre tract known as the Payne Lands and described according to said Watkins survey as follows:

Beginning at a point in the center line of the main tract of N.C. & St. L. Railroad at the common corner of Tracts 2 and 3, shown on said survey; thence with the line between said tracts, North 51 deg. East, 126 feet to a point, a corner of Tract I; thence with the line between Tracts 1 and 2, South 38 deg. 45' East, 25 feet to an iron pin; thence North 73 deg. East, 194.1 feet to an iron pin; thence South 33 deg. 15' East, 173 feet to an iron pin at the corner of Tracts 2 and 5 in the northwest corner of the Smith land; thence with Smith's west line, South 39 deg. West, 313.6 feet to a railroad spike in the center line of the main tract of said railroad; thence with the center line of same, North 35 deg. 30' West, 334.6 feet to the beginning.

Being the same property conveyed to Kristopher Fant by Warranty Deed from Value Inc., a Tennessee corporation of record in Instrument No. 20190403-0030481 Register's Office for Davidson County, Tennessee, dated April 1, 2019 and recorded on April 3, 2019.

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Railroad ROW easement of record in Book 5539, Page 612, Register's Office for Davidson County, Tennessee.
- Order for Easement Deed to Qwest Communications, of record in Instrument No. 20120228-0017172, dated December 14, 2011 and recorded February 28, 2012, aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4855 Payne Road, Antioch, Tennessee 37013**.

Karen Johnson Davidson County
Batch# 283980 DEEDWARR
09/11/2019 10:31:30 AM 2 pgs
Fees: $13.00 Taxes: $936.10
20190911-0091865

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 6th DAY OF SEPTEMBER, 2019.

Kristopher Fant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTOPHER FANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County

My Commission Expires: 7/22/2022
Notary Seal (if on paper)