WARRANTY DEED

Karen Johnson Davidson County
Batch# 286065 DEEDWARR
09/16/2019 10:39:36 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190916-0093534

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2019.

Notary Public

My commission expires: 2/20/202

(AFFIX SEAL)

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenneth Wilson & Isha Wilson	Mortgage Research Ctr dba Veterans Home Loans	**Map 183-05-0-A-138.00co**
4105 October Woods Drive	1400 Veterans United Dr.	
Antioch, TN 37013	Columbia, MO 65203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nolberto Saracay and Yomara Cisneros Saracay aka Yomara Reyes, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Wilson and Isha Wilson, 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:

LAND in Davidson County, Tennessee, being Lot No. 400 on the Plan of Revision One, Phase Two, Section Four, October Woods, of record in Plat Book 9700, Pages 437 and 438, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Nolberto Saracay and Yomara Reyes, husband and wife, by Deed April 30, 2014 from Anthony Gillion and Jennifer C. Gillion, husband and wife, of record in Instrument No. 20140502-0037216, Register's Office for Davidson County, Tennessee. Yomara Reyes is one and the same person as Yomara Cisnerous Saracay.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 9700, Pages 437 and 438, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **All matters shown on the Boundary Plat of record in Book 7900, Page 909, said Register's Office.**

3) **An Easement for Permanent Drainage of record in Book 8443, Page 75, said Register's Office.**

4) **Storm water Detention Agreement of record in Book 9771, Page 560, said Register's Office.**

5) **Conveyance of common area to October Woods Homeowners Association, Inc. of record in Instrument No. 20000425-0041127, said Register's Office.**

6) **Declaration of Covenants, Conditions and Restrictions of October Woods of record in Book 9840, Page 276, and Supplemental for Phase Two, Section Four in Book 10548, Page 501, Register's Office for Davidson County, Tennessee.**

7) **By-Laws of October Woods Homeowners' Association, Inc. of record in Book 9840, Page 267, Register's Office for Davidson County, Tennessee.**

8) **Charter of October Woods Homeowners' Association, Inc. of record in Book 9840, Page 259, Register's Office for Davidson County, Tennessee.**

9) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 4105 October Woods Drive, 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 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/our hand(s) this **28th** day of **August, 2019.**

Nolberto Saracay

Yomara Cisneros Saracay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nolbert Saracay and Yomara Cisneros Saracay,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **August, 2019.**

Notary Public

My Commission Expires:_____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019