STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of September, 2019.

Notary Public
MY COMMISSION EXPIRES: 12/28/19
File No. G19-6389

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

Karen Johnson Davidson County
Batch# 286766 DEEDWARR
09/17/2019 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20190917-0094067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Yadira Miranda Lorenzo (NAME)	(NAME)	33-105
454 W. Campbell Rd. (STREET ADDRESS)	Same (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(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, **Patricia E. Hunter, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yadira Miranda Lorenzo, a single woman**, 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:

A TRACT of land as shown on the plat of Thomas A. Dulworth's 2.024 acre tract, more or less, and described according to a survey by Ralph W. C. Lambert, dated December 13, 1975 as follows: BEGINNING at an iron pin in the easterly margin of Campbell Road, said point being the northwest corner of the property conveyed to R. B. Kemper by deed from Agnes M. Day, of record in Book 1109, Page 209, in the Register's Office for said County; thence with the northerly line of property conveyed to the said R. B. Kemper and partially with the northerly margin of Kemper's private drive, South 89 degrees 34 minutes East 584 feet to an iron pin in the westerly line of E. M. Kemper property; thence with the westerly boundary of the Kemper land; North 2 degrees West 150.0 feet to an iron pin; thence North 89 degrees 40 minutes 08 seconds West 596.56 feet to an iron pin in the easterly margin of Campbell Road; thence with said margin South 6 degrees 49 minutes East 150.0 feet to the point of beginning, containing 2.024 acres, more or less.

Being the same property conveyed to Patricia E. Hunter and Elbert J. Richards, Jr. both unmarried, as tenants in common with right of survivorship, by Deed dated March 11, 2015 from Gary Samuelson, a married man, recorded March 12, 2015, in Instrument Number 20150312-0021272, Register's Office of Davidson County, Tennessee. The said Elbert J. Richards, Jr having since died December 14, 2015, leaving title vested in Patricia E. Hunter as surviving tenant by the entirety.

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 4885, page 58, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenant for detached structure in Instrument No. 20150402-0029096, said Register's Office.

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 454 W Campbell Road, 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 16th day of September, 2019.

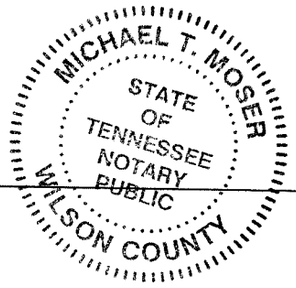
Patricia E. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2019, before me personally appeared Patricia E. Hunter, 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 16th day of September, 2019.

Notary Signature
My commission expires: 3/21/22



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)

