THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190822083

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $188,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of September, 2019.

Notary Public
My Commission Expires: 8/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 287339 DEEDWARR
09/18/2019 09:01:13 AM 2 pgs
Fees: $13.00 Taxes: $695.60

20190918-0094488

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dianeth M. Sebastian-Orozco and Lorvi D. Rivera-Vasquez 3561 Lake Towne Drive Antioch TN 37013	Tower Community Bank 7271 Nolensville Rd Nolensville, TN 37135	Tax Parcel ID No. 150-10-0-173.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ralph Doney and Patricia Doney, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dianeth M. Sebastian-Orozco and Lorvi D. Rivera-Vasquez, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Section One, Lake Town Park of record in Plat Book 6250, Page 818, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ralph Doney and Patricia Doney, husband and wife by Quitclaim deed from Sina M. Doney of record in Instrument No. 20131230-0130774 Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 30, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 818, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6784, Page 334 and Book 7476, page 643, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7593, Page 498, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7593, Page 476, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3561 Lake Towne Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2019.

Ralph Doney by: Patricia Doney as Attorney in Fact
Ralph Doney
BY: Patricia Doney as Attorney-in-fact

Patricia Doney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Doney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Ralph Doney and that she is authorized by Ralph Doney to execute this instrument on his behalf.

Witness my hand, at office, this 9th day of September, 2019.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

