WARRANTY DEED

Karen Johnson Davidson County
Batch# 288700 DEEDWARR
09/20/2019 08:35:20 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190920-0095578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

x Felix Gregorio Mariano
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF September 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) May 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Gregorio Mariano and Ofelia Morales Bautista	**SAME**	
(NAME)	(NAME)	
174 Lightwood Drive		174 09 0B 001.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, WE, **ADAM C. HOOK AND ILEIA SHARAE HOOK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FELIX GREGORIO MARIANO AND OFELIA MORALES BAUTISTA, 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. 1, on the Final plan of Kingsport, Phase 1, of record in Instrument No. 201711170118044, as corrected by Surveyor's Certificate of Correction Final Plat of record in Instrument No. 20171205-0123987, Register's Office for Davidson County, to which Plan reference is made for a complete description.

Being the same property conveyed to Adam C. Hook and Ileia Sharae Hook, husband and wife by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation, of record in Instrument No. 20180718-0070000, in the Register's Office of Davidson County, Tennessee, Dated July 16, 2018 and recorded on July 18, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 174 Lightwood Drive, 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 6th day of September, 2019

ADAM C. HOOK

ILEIA SHARAE HOOK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam C. Hook and Ileia Sharae Hook, the bargainor, 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 this 6th day of September, 2019.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

Notary Public