Karen Johnson Davidson County
Batch# 297628 DEEDWARR
10/08/2019 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $682.65
20191008-0103011

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $184,500.00.

Affiant

Subscribed and sworn to before me, this 4th **day of October, 2019.**

Notary Public
My commission expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1909-77297

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jacob T. Goheen Living Trust 237 Bonnabrook Dr Hermitage TN 37076	328 Windhaven Bay Mt. Juliet, TN 37122	074-16-0-057.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emilio Fernandez**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jacob T. Goheen Living Trust**, hereinafter called the Grantees, their successors 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. 428, on the Plan of Section Five, Hermitage Hills, of record in Book 3300, Pages 1 and 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Emilio Fernandez by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated September 8, 2009, recorded September 9, 2009, of record in Instrument No. 20090909-0084438, Register's Office for Davidson County, Tennessee.
>
> Sarah Fernandez, spouse of Grantor,joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject propert.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 237 Bonnabrook Dr, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3 day of October, 2019.

Emilio Fernandez

Sara Fernandez

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Emilio Fernandez and Sara Fernandez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Tampa, FL, this 3 day of October, 2019.

JOEL ABRAHAM
MY COMMISSION # GG 188809
EXPIRES: February 22, 2022

Notary Public

My Commission expires:

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)