Karen Johnson Davidson County
Batch# 315638 DEEDWARR
11/14/2019 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $730.75
20191114-0117539

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
610 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
German Fonseca Fonseca 2840 Rural Hill Circle Nashville, TN 37217	Apex Bank 430 Montebrook Ln Knoxville TN 37919	150-01-0-134

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jim Bakke, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **German Fonseca Fonseca and Ana Delia Angulo Garcia, husband and wife,** hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County,** State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 39** on the Plan of Edge—O—Lake Estates, Section Eight, of record in Book 3700, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 39 fronts 80.00 feet on the northwesterly margin of Rural Hill Circle and extends back between lines, 157.14 feet on the southerly line and 164.52 feet on the northerly line, to a deadline in the rear on which it measures 80.34 feet.

Being the same property conveyed to Jim Bakke by Warranty Deed from Josh Terry, Trustee of The 2840 Rural Hill Cir Trust of record in Instrument No. 20190724-0072653, dated 7/24/2019, Register's Office for Davidson County, Tennessee.

This property was never the residence of the Grantor or his spouse.

This property commonly known as 2840 Rural Hill Circle, Nashville, TN 37217.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 8 **day of November, 2019**:

Jim Bakke

Jim Bakke

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jim Bakke,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8 day of November, 2019:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$197,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 8 DAY OFNovember, 2019:

Notary Public

My Commission Expires: 1-24-22

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Trudy Milliken, 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY