Karen Johnson Davidson County
Batch# 327076 DEEDWARR
12/09/2019 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $869.13
20191209-0126797

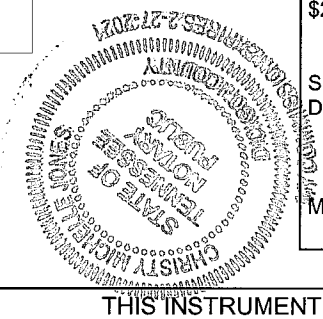
STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $234,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of December, 2019.

NOTARY PUBLIC

My commission expires:_____



THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Martina Paniagua Luna and Andres Paniagua Luna	Same as new	075-13-0-011.00
(NAME)	(NAME)	
232 Jacksonian Drive	owners	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $234,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **John M. Phillips and Jennifer L. Phillips, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Martina Paniagua Luna, married woman and Andres Paniagua Luna, single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 169, as shown on the map entitled HERMITAGE HILLS, SECTION TWO (REVISED), of record in Plat Book 2900, Page 94, revised in Plat Book 2900, Page 112, (erroneously referred to as Plat Book 2900, Pages 48 and 49 , in previous deeds) , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John M. Phillips and Jennifer L. Phillips, husband and wife, by deed from David Signs and Elizabeth Kirchner, husband and wife, of record in Instrument No. 20170726-0075544, dated July 26, 2017, said Register's Office.

This property is __unimproved _X_improved property known as: 232 Jacksonian Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of December, 2019.

John M. Phillips

Jennifer L. Phillips by John M. Phillips her attorney in fact
Jennifer L. Phillips by John M. Phillips
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Phillips and Jennifer L. Phillips, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of December, 2019.

Tammy Duncan
Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared John M. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Jennifer L. Phillips and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 201912090126796 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 6th day of December, 2019.

Tammy Duncan
Notary Public
My commission expires: 4/22/23

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

