Karen Johnson Davidson County
Batch# 335938 DEEDWARR
12/30/2019 08:41:26 AM 2 pgs
Fees: $13.00 Taxes: $954.60
20191230-0134235

WARRANTY DEED

PAASHUNIONS LUCAS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My commission expires March 30, 2023

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF December 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmillia Almodovar Garcia and Steven E. Ponce Garcia,	Bank of America N.A	149020D00700CO
(NAME)	(NAME)	
404 London Court	4500 Amon Carter Blvd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Ft. Worth Tx 76155	
(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, **Allison Y. Patton, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carmillia Almodovar Garcia and Steven E. Ponce Garcia, wife and husband,**. HEREINAFTER CALLED THE GRANTEE, 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. 7 on the Plan of Piccadilly Square, Section 4 of record in Plat Book 6900, Page 481, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Allison Y. Patton, by warranty deed of record in Instrument Number 20150701-0063780 in said Register's Office.

This conveyance is subject to all easements,* restrictive covenants and conditions including those and all other matters of record, including all items set out on any applicable plat of record.* Pb 6900 -pg 481, Pb 8082 - pg 329, Pb 8083 - pg 386, pb 7288 - pg 964

unimproved
This is improved x property, known as 404 London Ct. 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 23rd day of December, 2019.

Allison Patton by William Patton Attorney in fact
Allison Patton, by William Patton, Attorney in Fact

STATE OF TN
COUNTY OF Davidson

On 23rd day of December, 2019, before me personally appeared William Patton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Allison Y. Patton and who acknowledged that he executed the same as the free act and deed of Allison Y. Patton.

WITNESS my hand and official seal at office this 23rd day of December, 2019

Notary Public

My commission expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

William Patton being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Allison Y. Patton, the principal.

This 23rd day of December, 2019

William Patton

WITNESS my hand and official seal at office this 23rd day of December, 2019

Notary Public

My commission expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021