Karen Johnson Davidson County
Batch# 342605 DEEDWARR
01/13/2020 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200113-0004552

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Gumaro Vega Rivera
111 Denise Drive
Nashville, TN 37013
SEND TAX BILLS TO:
First Community Mortgage, Inc.
262 Robert Rose Drive, Ste 200
Murfreesboro, TN 37129

WARRANTY DEED

(Map 148-07-0; Parcel 080.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **KELVIN TALLEY, AN UNMARRIED MAN AND THERESA MILLER, AN UNMARRIED WOMAN**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **GUMARO VEGA RIVERA, AN UNMARRIED MAN** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 803, as shown on the map entitled Cherokee Hills, Section VIII, of record in Book 3700, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to KELVIN TALLEY, by deed from DENNIS W. SWEATT AND KATRINA A. SWEATT, HUSBAND AND WIFE, of record as Instrument No. 20060323-0033136, dated March 22, 2006, said Register's Office. KELVIN TALLEY conveyed said property to DENNIS W. SWEATT AND KATRINA A. SWEATT, HUSBAND AND WIFE, by Quitclaim Deed of record as Instrument No. 20110329-0024124, dated March 29, 2011, said Register's Office. DENNIS W. SWEATT AND KATRINA A. SWEATT, HUSBAND AND WIFE conveyed said property to THERESA MILLER, A SINGLE WOMAN, by deed of record as Instrument No. 20180525-0050377, dated April 23, 2018, said Register's Office. THERESA MILLER, A SINGLE WOMAN further conveyed said property to THERESA MILLER, A SINGLE WOMAN AND KELVIN TALLEY, A SINGLE MAN, by Quitclaim Deed of record as Instrument No. 20190515-0045800, dated May 9, 2019, said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 111 Denise Drive, Nashville, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 10th day of January, 2020.

KELVIN TALLEY

THERESA MILLER BY KELVIN TALLEY, HER ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelvin Talley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and who further acknowledged that he executed the foregoing instrument on behalf of Theresa Miller, and acknowledged that she executed the same as the free act and deed of the said grantor for the purposes therein contained, by virtue of a Power of Attorney recorded in Book __, page ____, in the Register's Office of __202001130004551_____County, Tennessee.

Witness my hand and official seal, this the 10th day of January, 2020.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of January, 2020.

Notary Public

My commission Expires: May 15th, 2021

GTS1-2019-910

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

True Copy Certification

I, Krista McRee, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Krista McRee
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY