Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/24/20

(AFFIX SEAL)

MICHELLE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Raymond Matthew Thompson and Olivia Helene Presley	ORIGIN Bank	162 12 0A 027.00
(NAME)	(NAME)	
210 Brittany Park Cir	1800 Hudson Ln. Ste 2A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Monroe GA 1/201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 344798 DEEDWARR
01/17/2020 09:08:53 AM 2 pgs
Fees: $13.00 Taxes: $836.20
20200117-0006236

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Juan Carlos Romero and Raquel Plata Berriozabal**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Raymond M. Thompson II, an unmarried man and Olivia H. Presley, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 27 on the Plan of Resubdivision of Lots 11 through 30, Brittany Park Subdivision, Phase 1A, a Planned Unit Development, as shown of record in Map Book 9700, Page 263, Boundary Plat of record in Book 7900, Page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Juan Carlos Romero and Raquel Plata Berriozabal by Warranty Deed from Eric Sox, a married man and George Brandt, a married man, a ½ undivided interest each without rights of survivorship dated September 25, 2017 and recorded October 2, 2017 as Instrument No. 20171002-0100651, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 210 Brittany Park Cir, Antioch, TN 37013

File Number: GRN-1912422SSO

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 our hands this 3rd day of January, 2019

Juan Carlos Romero

Raquel Plata Berriozabal

STATE OF TENNESSEE

COUNTY OF DAVIDSON

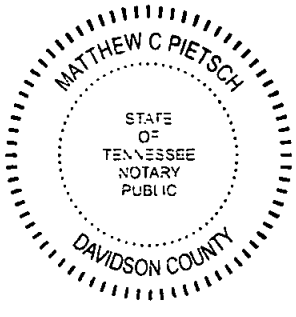
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Juan Carlos Romero and Raquel Plata Berriozabal, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of January, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)



File Number: GRN-1912422SSO