Karen Johnson Davidson County
Batch# 371019 DEEDWARR
03/11/2020 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $849.15
20200311-0027269

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#R35-9A

ADDRESS NEW OWNER:
Guadalupe Severiano Linares
2733 Anderson Road
Nashville, TN 37217

SEND TAX BILL TO:
Mortgagee

Parcel ID:
149-08-0-037

MORTGAGEE:
First Community Mortgage, Inc
2602 Robert Rose Dr Ste 208
Murfreesboro, TN 37129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dan Midgett, Philip Dillingham, and Jim Ryan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Guadalupe Severiano Linares and Gilberto Nava Reyes, Tenancy By Entirety,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Dorhill Acres, Section One, of record in Plat Book 2330, Page 2, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Dan Midgett, Philip Dillingham, and Jim Ryan by Deed dated August 2, 2019 from Michael Francis Coushman and wife, Nikki L. Coushman, recorded August 5, 2019, in Instrument Number 20190805-0077065, in the Official Records of Davidson County, Tennessee.
>
> This instrument is executed on behalf of Philip Dillingham by virtue of a written Power of Attorney of record in Instrument No. 202003110027268, Register's Office for Davidson County, Tennessee.

This is improved property known as 2733 Anderson Road, Nashville, TN 37217. Possession is to be given on March 6, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 6th day of March, 2020.

Dan Midgett

Philip Dillingham by Dan Midgett - Atty-in-fact

Philip Dillingham by Dan Midgett,
his Attorney-In-Fact

Jim Ryan

STATE OF TENNESSEE
COUNTY OF WILSON

On this 6th day of March, 2020, before me personally appeared **Dan Midgett**, 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 Philip Dillingham as his attorney in fact, pursuant to the power of attorney recorded in Instrument No. 202003110027268, Register's Office, Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Philip Dillingham as his attorney in fact.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/6/21

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dan Midgett and Jim Ryan,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 6/6/21

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$229,500.00**.

AFFIANT

Subscribed and sworn to before me on this 6th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Certificate of Authenticity

I, John A. Bell, Jr., 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.

State of Tennessee
County of Davidson

Signature

Personally appeared before me Dillara Ladson a notary public for this county and state, John A. Bell, Jr., 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: 3-8-2021

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DILLARA LADSON