Karen Johnson Davidson County
Batch# 375581 DEEDWARR
03/20/2020 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20200320-0031011

This instrument prepared by:
1810 Title & Escrow, LLC
2012 McArthur Street
Manchester, TN 37355
(931) 450-8990

Map 162 02 0 252.00

WARRANTY DEED

THIS DEED, made and entered into **March 19, 2020** by and between **Brandon Wingate and Billy J. Nunley** hereinafter known as the Party of the First Part, and, **Quiteria A. Moya Encarnacion, a married woman and Felipe A. Peguero Moya, an unmarried man,** hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

A certain tract or Parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Colemont Heights, Section Two, as of record in Book 4300, Page 133, 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 Brandon Wingate and Billy J. Nunley by Warranty Deed from Gary P. Morel and wife Janis H. Morel dated December, 17, 2019 and recorded on December 20, 2019 at 03:16:11 PM, in Record as Instrument No: 20191220-0131736 Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
-Subdivision Restrictions, Building Lines and Easements of record in Plat Book 4300, page 133, in the Register's Office of Davidson County, Tennessee.
-Deed Restrictions recorded in Book 4445, page 174 and Book 4551, page 402, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever.

The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2020 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTORS:

Brandon Wingate

Billy J. Nunley

STATE OF TENNESSEE
COUNTY OF WARREN

On this 19th day of March, 2020, before me personally appeared Brandon Wingate and Billy J. Nunley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 19th day of March, 2020.

Notary Signature
My commission expires: July 15, 2023

RACHEL BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$260,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Witness my hand, at office, this 19th day of March, 2020.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 19th day of March, 2020.

Notary Public

My commission expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Quiteria A. Moya Encarnacion and Felipe A. Peguero Moya
241 Coleridge Ct.
Antioch, TN 37013

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My Commission Expires: 7-5-21