WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 2.19.24

(AFFIX SEAL)

JESSICA E. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

J-DTN-20-308

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Antonio Licona-Lara and Jose Gabriel Garcia	Tower Community Bank	
(NAME)	(NAME)	
308 Twin Hills Drive	4564 Main Street	**034-07-0-037.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Jasper, Tn 37347	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW D. BELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTONIO LICONA-LARA, A SINGLE MAN, AND JOSE GABRIEL GARCIA, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 103 on the Plan of Resubdivision of Lots 102 and 103, Shepherd Hills, Section Eight of record in Plat Book 4060, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew D. Bell, married by Warranty deed from Gerald L. Ward and wife, Vicky W. Ward of record in Instrument No. 20020507-0055945 Register's Office for Davidson County, Tennessee, dated April 30, 2002 and recorded on May 07, 2002.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4060, Page 65, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 692, Page 585, Book 643, Page 620 and Book 3129, Page 401, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement of record in Book 6785, Page 207, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **308 Twin Hills Drive, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 381917 DEEDWARR
04/06/2020 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,068.93
20200406-0036205

Witness my/our hand(s) this the 31st DAY OF MARCH, 2020.

Matthew D. Bell

Christie M. Bell
**The said Christie M. Bell joins in this conveyance to convey any marital interest she may have in the subject property.

STATE OF Michigan
COUNTY OF Midland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW D. BELL AND CHRISTIE M. BELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Lisa M. Foy
NOTARY PUBLIC, STATE OF MICHIGAN,
COUNTY OF MIDLAND
MY COMMISSION EXPIRES: NOVEMBER 20, 2024
ACTING IN THE COUNTY OF Midland

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Brooke Smithson, 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.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, 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