RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013242

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2020.

NOTARY PUBLIC

My commission expires: 11/16/22

Karen Johnson Davidson County
Batch# 382259 DEEDWARR
04/06/2020 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200406-0036406

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Chavez Esquivel and Jose Nunez-Morales 108 Lightwood Drive Antioch, TN 37013	Same address as new owner	174-09-0-B-015.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifteen Thousand and 00/100 Dollars ($315,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRANDON VALENTINE AND COURTNEY VALENTINE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **PATRICIA CHAVEZ-ESQUIVEL AND JOSE NUNEZ-MORALES, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 15 on the plan of Kingsport, Phase 1, as shown by play of record in Instrument No 201711170118044, corrected in Instrument No 201712050123987, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company by Warranty Deed from Regent Land, LLC, a Tennessee limited liability company date August 15, 2014 and recorded August 19, 2014 in Instrument No 201408190075078, Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Clayton Properties Group, Inc, a Tennessee corporation by Special Warranty Deed from Green Trails, LLC dated April 13, 2018 and recorded April 17, 2018 in Instrument No 201804170036096, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brandon Valentine and Courtney Valentine, husband and wife by Warranty Deed from Clayton Properties Group, Inc, a

Tennessee corporation dated November 29, 2018 and recorded December 3, 2018 in Instrument No 201812030117401, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 108 Lightwood Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of March, 2020.

Brandon Valentine
BRANDON VALENTINE

Courtney Valentine
COURTNEY VALENTINE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

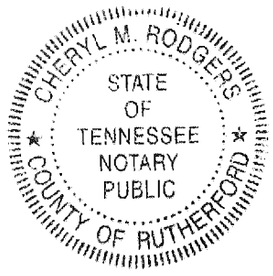
Personally appeared before me, a Notary Public, Brandon Valentine and Courtney Valentine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of March, 2020.

Cheryl M Rodgers
Notary Public

Cheryl M Rodgers
Printed Notary Name

My commission expires: 11-20-2023



Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON