RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 386290 DEEDWARR
04/15/2020 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20200415-0039500

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF ~~TENNESSEE~~)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $271,000.00.

Affiant

Sworn to and subscribed before me this 13th day of April, 2020.

Notary Public

My Commission Expires: 9-21-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Abraham Autiak 704 Sandbury Pt Antioch, TN 37013	Abraham Autiak 704 Sandbury Pt Antioch, TN 37013	164-10-0A-253.00-CO

This Indenture is made on the 13th day of April, 2020, by and between **VALERIE LILIANA OLIVA, A MARRIED PERSON, JOINED BY HER HUSBAND, ANDRES ALVAREZ** ("Grantor"), and **ABRAHAM AUTIAK, A SINGLE MAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Final Plat of Village Five Summerfield Subdivision of record in Plat at Instrument No. 20051103-0133115, 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 Valerie Liliana Oliva, a married person by Special Warranty deed from LPP Mortgage Ltd of record in Instrument No. 20120301-0017897 Register's Office for Davidson County, Tennessee, dated February 03, 2012 and recorded on March 01, 2012.

This is improved property known as 704 Sandbury Pt, Antioch, TN 37013.

This conveyance is being made subject to:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20051103-0133115, Register's Office of Davidson County, Tennessee.

3. Restrictions of record in Book 11588, Page 484 and Amended Recorded in Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, and Instrument No. 20051103-0133359, Instrument No. 20030527-0071168, in the Register's

Office for Davidson County, Tennessee.

4. By law of Summerfield Homeowner's Association of record in Book 11648, Page 662 and Amended Recorded in Instrument No. 20010504-0046261, in the Register's Office for Davidson County, Tennessee.

5. Charter of record in Book 11648, Page 660 and Amended Recorded in Instrument No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee.

6. Strom Water Detention Agreement of record in Instrument Number 200001130004777, in the Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary Sewers and Strom Drainage of record in Instrument Number 200008090079074, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 3rd day of April, 2020.

GRANTOR:

Valerie Liliana Oliva

Andres Alvarez

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, VALERIE LILIANA OLIVA and ANDRES ALVAREZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2020.

Notary Public

My Commission Expires: 02/26/2024

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

