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| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027<br>P20-9058-PILK | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **225,000.00**.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2020<br>Notary Public<br>MY COMMISSION EXPIRES: 07/09/2022<br>(AFFIX SEAL) |

Karen Johnson Davidson County
Batch# 397150 DEEDWARR
05/08/2020 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20200508-0047974

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ulises Uriel Lagunas Barajas | Ameris Bank | MAP |
| 709 S. 12th Street | 1800 Parkway Place<br>Suite 820 | PARCEL 094-01-0-0-173.00 |
| Nashville, TN 37206 | Marietta, GA 30067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Susanne A. Tomlinson and Robert Tomlinson, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guadalupe Ochoa Lagunas and wife, Ulises Uriel Lagunas Barajas**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 192, on the Plan of Payne, Blakemore and Cummings Addition to East Nashville, as shown on plat of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, further described as follows:

Said Lot No. 192 fronts 50-1/4 feet on the Easterly side of South 12th Street and runs back 168.4 feet on the Northerly line and 163 feet on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Susanne A. Tomlinson, married by Quitclaim deed from Susanne Andrews nka Susanne A. Tomlinson, a married woman who acquired title as an unmarried woman, and Robert D. Tomlinson, her Spouse of record in Instrument No. 20170830-0089003 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 30, 2017.

Being the same property conveyed to Susanne A. Tomlinson and Robert Tomlinson, wife and husband by Quitclaim deed from Susanne A. Tomlinson, married of record in Instrument No. 20190225-0016910 Register's Office for Davidson County, Tennessee, dated February 12, 2019 and recorded on February 25, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **709 S. 12th Street, Nashville, TN 37206.**

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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hand( s) this the 30th day of April, 2020.

Susanne A. Tomlinson

Robert Tomlinson By Susanne A Tomlinson Attorney in fact

Robert Tomlinson by Susanne A. Tomlinson, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susanne A. Tomlinson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2020.

My Commission expires: 11/3/2020

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susanne A. Tomlinson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Robert Tomlinson, as his Attorney In Fact, as the free act and deed of the within named Robert Tomlinson.

Witness my hand and official seal this the 30th day of April, 2020.

My Commission expires: 11/3/2020

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY