WARRANTY DEED

Karen Johnson Davidson County
Batch# 435604 **DEEDWARR**
07/10/2020 03:10:45 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20200710-0075762

DAANA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eleanor K. Roberts	NEW OWNER	07513021100
(NAME)	(NAME)	
303 Bonnacroft Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Concepcion Gael Perez Ramirez and Dayani Penate, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eleanor K. Roberts, unmarried,** 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:

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

Being Lot No. 159 Hermitage Hills, Section 1, as shown by plat of record in Plat Book 2900, Page 48-49, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Concepcion Gael Perez Ramirez and Dayani Penate, husband and wife by deed from Pauline Anderson, Cheryl Lynn Anderson and Torina Denise Anderson-Sykes of record in Instrument No. 20190712-0068212, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 303 Bonnacroft Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 2900, PAGE 48, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-KH-20-303

Witness my/our hands this 29th day of June, 2020.

Concepcion Gael Perez Ramirez

Dayani Penate

State of Tennessee
County of Davidson

On this 29th day of June, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Concepcion Gael Perez Ramirez and Dayani Penate, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 29th day of June, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 20-Roberts

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN