Karen Johnson Davidson County
Batch# 575868 DEEDWARR
02/23/2021 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20210223-0022235

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Samuel Gonzalez Jimenez	First Community Mortgage, Inc.
356 Melpar	275 Robert Rose Dr.
Nashville TN 37211	Murfreesboro, TN 37129

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Harold W. Bamman, a single person** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Samuel Gonzalez Jimenez, unmarried man** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 377 on the plan of Fairlane Park, Section III, of record in Book 2331, Pages 145 and 146, Register's Office for said county. Said Lot No. 377 fronts 90.00 feet on the Northerly margin of Melpar Drive and extends back 193.1 feet on the Easterly line and 192.7 feet on the Westerly he to a dead line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to Harold W. Bamman, unmarried, by Warranty Deed from Dorothy C. Bamman, of record in Instrument No. 20120702-0057920, in the Register's Office of Davidson County, Tennessee, dated June 29, 2012 and recorded on July 2, 2012. Corrective Warranty Deed recorded in Instrument No. 20150202-0009342, in the Register's Office of Davidson County, Tennessee.

Tax Parcel #148 13 0 006.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12TH day of FEBRUARY, 2021.

GRANTOR:

Harold W. Bamman

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public of the County and State first above written, personally appeared **Harold W. Bamman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of February, 2021.

Notary Public
My Commission Expires:

(SEAL)

TERESA J. SMITH
State of Tennessee Notary Public
MAURY COUNTY
MY COMMISSION EXPIRES AUGUST 23, 2021

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$279,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of February, 2021.

Brad Krivensky
State of Tennessee Notary Public
Williamson County

(SEAL)

Notary Public
My Commission Expires: 10-23-21

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)