Davidson County DEEDWARR
Recvd: 06/28/12 14:34 3 pgs
Fees:18.00 Taxes:518.00
20120628-0056920

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 10.5.2015 (AFFIX SEAL)

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No.: ALW-12-735

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSE LUIS RAMIREZ HURTADO	PRIMARY RESIDENTIAL MTG.	075-12-0-F-091.00 CO
(NAME)	(NAME)	
735 Tulip Grove Road, #343	4750 W. WILEY POST WAY, STE 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37073	SALT LAKE CITY, UTAH 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **TYLER J. GOLDEN AND WIFE, ALLISON L. GOLDEN (FORMERLY ALLISON L. DICKEY)**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOSE LUIS RAMIREZ HURTADO AND WIFE, MARIA P. HENAO**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 91 aka Unit No. 343, on the Plan of Tulip Cove Townhomes, as shown on plan of record in Exhibit B, of Instrument Number 20050525-0059119, 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 Tyler J. Golden and Allison L. Dickey by Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated May 29, 2008, of record in Instrument Number 20080602-0055524, Register's Office for Davidson County, Tennessee.

Allison L. Dickey having married Tyler J. Golden, is now known as Allison L. Golden.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 735 Tulip Grove Road, #343, Hermitage, TN 37073
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 22nd day of June, 2012.

Tyler J. Golden

Allison L. Golden

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tyler J. Golden and Allison L. Golden , the within named bargainor, 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 official seal, this the 22nd day of June, 2012 .

Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

~~RETURN TO:~~

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
12-0381D

Certificate of Authenticity

I, Julia A. Hirt, 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 Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.