WARRANTY DEED

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Laura Brandewie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2014.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 11-28-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dusty Lummus	F&M Bank	164100A04900
(NAME)	(NAME)	
4128 Pineorchard Place	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Andres Fabian Vargas and Myriam Argenis Herrera Vargas, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dusty Lummus, single man, 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:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Village One Summerfield of record in Instrument No. 20000211-0014170, 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 Andres Fabian Vargas and Myriam Argenis Herrera Romero by Quitclaim Deed from Fabian Andres Vargas Rojos and Myriam Argenis Herrera Romero of record in Instrument No. 20071220-0145942, Register's Office for Davidson County, Tennessee, dated December 11, 2007, and recorded on December 20, 2007, and also being the same property conveyed to Fabian Andres Vargas Rojos and Myriam Argenis Herrera Romero by Warranty Deed from Bharat Doshi and Preeti Doshi, unmarried of record in Instrument No. 20070423-0047698, Register's Office for Davidson County, Tennessee, dated April 19, 2007, and recorded on April 23, 2007.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4128 Pineorchard Place, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20140089755 DEEDWARR
Recvd: 12/01/14 12:14 2 pgs
Fees:13.00 Taxes:725.20
20141201-0109898

Witness our hands this 25th day of November, 2014.

Andres Fabian Vargas

Myriam Argenis Herrera Vargas

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 25th day of November, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andres Fabian Vargas and Myriam Argenis Herrera Vargas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 27, 2015

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027