Davidson County	DEEDWARR
Recvd: 02/23/16 08:57	2 pgs
Fees:13.00 Taxes:610.50	
20160223-0016974	

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026492** DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires April 24, 2019 160613	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Jordan L. Myers Affiant Subscribed and sworn to before me, this 22nd day of February, 2016. Notary Public My Commission Expires: 4/24/2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jose Guerrero-Lugo and Ma Martinez Tovar 314 Highland Heights Dr Goodlettsville TN 37072-3903	New Owner	Tax Parcel ID No. 025-15-0-019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Herbert W. Taylor Jr., unmarried**Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jose Guerrero-Lugo and Ma Martinez Tovar, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 8, HIGHLAND HEIGHTS ACRES, as shown on plat of record in Plat Book 3700, Page 97, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Herbert W. Taylor, Jr. and wife, Lois M. Taylor by Warranty Deed from Billy G. Smith and wife, Myra H. Smith, recorded on the 27th day of April, 1973 in Deed Book 4702, Page 17, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

City of Goodlettsville taxes for the year 2016 and thereafter, for tax parcel identification number 025-15-0-019.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLAND HEIGHTS ACRES, as recorded in Plat Book 3700, Page(s) 97.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4071, Page 226.

Easement for Grant of Transmission Line, recorded in Book 3248, Page 173.

This is improved property located at 314 Highland Heights Dr Goodlettsville TN 37072-3903

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2016.

Herbert W. Taylor, Jr.
by _____, Attorney in Fact
Herbert W. Taylor Jr.
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Herbert W. Taylor, Jr., of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of February 2016.

_____
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018