FILE NUMBER
350397(1)

REGISTER'S USE ONLY:

BILL GARRETT, Davidson County
Trans:T20160023975 DEEDWARR
Recvd: 03/24/16 10:48 2 pgs
Fees:13.00 Taxes:351.50
20160324-0027884

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $95,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 22nd DAY OF March, 2016.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Hardison Land Title Company, Inc.
3312 Kedron Road
Spring Hill, TN 37174

SEND TAX BILLS TO:
Leonel Carmona
262 Townes Dr.
Nashville, TN 37211

NEW OWNER:
Leonel Carmona
262 Townes Dr.
Nashville, TN 37211

GENERAL WARRANTY DEED

This indenture is made and entered into this 22nd day of March, 2016 between DENISE HARVEY AKA DENISE WARD (hereinafter referred to as "GRANTOR") and LEONEL CARMONA (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

SITUATE in Davidson County, Tennessee and being more particularly described as follows:

Lot 113 of the Plan of Fair Oaks Subdivision, Section 2, as shown by a map of record in Book 4460, Page 52 in the Davidson County, Tennessee Register of Deeds Office, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Denise Ward by instrument of record in Instrument No. 200407190085980 in the Davidson County, Tennessee Register of Deeds Office.

TAX PARCEL # 91-6 26b 11019

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 262 Townes Drive, Nashville, TN 37211. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

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To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

DENISE HARVEY AKA DENISE WARD

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared DENISE HARVEY AKA DENISE WARD, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 22nd day of March, 2019.

SEAL

R. W. HARDISON NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 01-26-2019

NOTARY PUBLIC
COMMISSION EXPIRES:_____

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.