# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160034249 DEEDWARR
Recvd: 04/26/16 11:27 2 pgs
Fees:13.00 Taxes:555.00
20160426-0040499

MINDY CLAUD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 1-5-19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Reyna Govea Pacheco and Arnoldo Cruz | Peoples Home Equity | 33-12-44 |
| (NAME) 116 Marita Avenue | (NAME) 5200 Maryland Way, Ste 101 | |
| (ADDRESS) Goodlettsville, TN 37072 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20160567 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Julie Russell and husband, Herman Russell, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Reyna Govea Pacheco and Arnoldo Cruz, Wife and Husband, 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. :

Certain real property situated in the City of Goodlettsville, Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 150, on the plan of Gatewood, Section I, which is of record in Plat Book 3300, Pages 47-52, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Julie Russell by Warranty Deed from Jacqueline J. Braddock, dated October 19, 2004 and filed of record in Instrument No. 20041021-0126796, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3344, Page 582, Book 3370, Page 121, Book 3375, Page 249 and Book 3398, Page 438, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Grant of Transmission Line Easements of record in Book 1153, Page 652, Book 1165, Page 460 and Book 2489, Page 92, Register's Office for said County.

Herman Russell joins in this conveyance to convey any and all marital interest he may have.

Unimproved ☐

This is improved ☒ property, known as 116 Marita Avenue, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of April, 2016

Julie Russell

Herman Russell

STATE OF Tennessee )
County OF Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Julie Russell and Herman Russell the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of April, 2016.

Notary Public
My Commission Expires: 11-18-19

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY