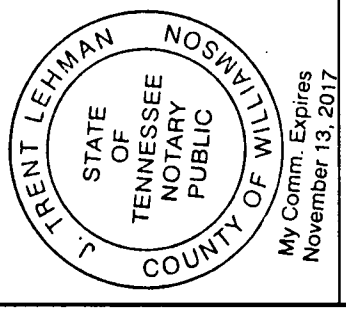
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160056340 DEEDWARR
Recvd: 07/01/16 10:11 2 pgs
Fees: 13.00 Taxes: 610.50

20160701-0067475



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Uvaldo F. Moreno III	Uvaldo F. Moreno III	161-5-C-110
(NAME)	(NAME)	
747 Huntington Parkway	747 Huntington Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **JM Stevenson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Uvaldo F. Moreno III and Arely Contreras,** 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 Unit 10, Huntington Park Townhomes in Master Deed Filed of Record in Book 8813, page 573, as amended in Book 9018, page 56, Register's Office for Davidson County, Tennessee

Being the same property conveyed to M.K. Stevenson and J.E. Stevenson by Successor Trustee's Deed from Andrew B. Gibson, Jr. Successor Trustee of record in Instrument No. 20040304-0024997, Register's Office for Davidson County, Tennessee. The said M.K. Stevenson having since died, J.E. Stevenson remaining Trustee. Being the same property conveyed to J.M. Stevenson by Quitclaim Deed from J.E. Stevenson, Trustee, which is being recorded simultaneously herewith in Instrument No. 20160701-0067474, said Register's Office. Being the same property further conveyed to the Grantors herein by Warranty Deed from J.M. Stevenson recorded simultaneously herewith in Instrument NO. 20160701-0067475 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 747 Huntington Parkway, Nashville, TN 37211
(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.

Witness my/our hands this 29th day of June, 2016.

JM Stevenson

State of Tennessee
County of Williamson

Personally appeared before me JM Stevenson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2016.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: dummie file

