WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160109338 DEEDWARR
Recvd: 12/13/16 11:04 2 pgs
Fees:13.00 Taxes:362.60
20161213-0130552

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Jose Luis Hutado Fuentes and Gladys J. Jurado Fuentes	New Owner	108-3-126
(NAME)	(NAME)	
1125 Waggoner Court W	"	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162539

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, **Derek Byrd, a single man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jose Luis Hutado Fuentes and Gladys J. Jurado, husband and wife** 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. 142 A and B, Patio Villa, Section 6, Zone Lot Division, as recorded in Book 6250, page 489, and as amended in Book 6250, page 570, Register's Office for said County, to which record reference is hereby made for a more particular description.

Being the same property conveyed to Derek Byrd by deed from The Bank of New York Mellon Trust Company National Association fka The Bank of New York Trust Company, NA, as successor to JP Morgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-KS2, dated January 20, 2015, of record in Instrument No. 20150122-0006197, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 6555, page 576, and Book 6250, page 570, Register's Office for Davidson County, Tennessee, and to easements and setback lines as indicated on aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1125 Waggoner Court W, Nashville, TN 37214
(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 9th day of December, 2016

Derek Byrd

STATE OF)
County OF)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Derek Byrd, 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 9th of December, 2016.

Christine L. Lind
Notary Public
My Commission Expires: 9.18.17

