Davidson County DEEDWARR
Recvd: 04/03/17 16:07 3 pgs
Fees:18.00 Taxes:148.00
20170403-0032508



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDOSN

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2017.

Notary Public

My commission expires: 10/29/19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Luis Valencia Martinez and Josefina Valencia Espinoza	Luis Valencia Martinez and Josefina Valencia Espinoza	015-00-0-284.00
2664 Morgan Road	2664 Morgan Road	
Joelton, TN 37080	Joelton, TN 37080	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Pepito Salcedo and wife, Zenarosa Salcedo

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Luis Valencia Martinez and Josefina Valencia Espinoza,
as Tenants in Common with the Right of Survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidosn County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Salcedo's Subdivision of record in Plat at Instrument No. 20040506-0051885, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in this conveyance is the right of ingress and egress to the private access road as depicted on the Plat of record in Instrument No. 20040506-0015885, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Pepito Salcedo and wife, Zenarosa C. Salcedo by Warranty deed from Richard J. Varno and wife, Donna Varno of record in Instrument No. 20021227-0159457 Register's Office for Davidson County, Tennessee, dated December 20, 2002 and recorded on December 27, 2002.

This is ☐ improved ☒ unimproved property known as **2664 Morgan Road, Joelton, TN 37080.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidosn County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of March, 2017.

Pepito Salcedo

Zenarosa Salcedo

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Pepito Salcedo and Zenarosa Salcedo, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of March, 2017.

Notary Public
My Commission Expires: 5-20-

JESSICA GRAHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

SolomonParks File No. 417019

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

