WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031788 DEEDWARR
Recvd: 04/17/17 11:38 2 pgs
Fees:13.00 Taxes:647.50
20170417-0036863

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy Bermudez Andres Bermudez	new owner	04302002600
(NAME) 957 Snow Ave.	(NAME) 108 Newell Avenue	
(ADDRESS) Madison, TN 37115	(ADDRESS) Old Hickory, TN 37138	
(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, We, **Walter Padilla Rodriguez and Isabella Lopez, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amy Bermudez and Andres Bermudez, 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:

Land in Davidson County, Tennessee, being part of the unnumbered tract on the Map showing subdivision of Lot No. 27 and part of Lot No. 29 in the Dixie Pure Food Company's Subdivision of record in Book 843, Page 52, Register's Office for said County, described according to an unrecorded survey made by H. Gee, dated September 26, 1959, as follows:

BEGINNING at a point in the westerly margin of Snow Avenue, being 100 south of the intersection of the southerly line of Lot No. 10 of the subdivision and the westerly margin of said Snow Avenue; thence South 86 deg. 20' west 300 feet to an iron pin; thence south 2 deg. 20' east 100 feet to an iron pin; thence north 86 deg. 20' east 300 feet to an iron pin in the westerly margin of Snow Avenue north 2 deg. 20' west 91.3 feet; thence continuing 8.7 feet to the beginning.

Being the same property conveyed to Walter Padilla Rodriguez, a married man, by deed of record in Instrument No. 20020425-0051215 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Isabella Lopez joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 957 Snow Ave., Madison, TN 37115
(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 12th day of April, 2017.

Walter ~~Padilla~~ Rodriguez

Isabella ~~Rodriguez~~ Lopez
IL

State of Tennessee
County of Davidson

Personally appeared before me Walter Padilla Rodriguez and Isabella ~~Rodriquez~~ Lopez KK, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2017.

Notary Public
My Commission Expires:

File No.: 11903

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020