RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Yassel Martinez Elizondo
719 Linden Green Drive
Hermitage, TN 37076

**SEND TAX BILL TO:**
**Movement Mortgage, LLC**
**8024 Calvin Hall Rd.**
**Indian Land, SC 29707**

BILL GARRETT, Davidson County
Trans:T20170041443 DEEDWARR
Recvd: 05/16/17 09:29 2 pgs
Fees:13.00 Taxes:562.40
20170516-0048331

**MAP/PARCEL 074-04-0-112.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fredrick Huss and Martha H. Huss, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Yassel Martinez Elizondo, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section Twelve, Hermitage Hills of record in Plat Book 4675, Page 113 and Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Fredrick Huss and Martha H. Huss, husband and wife by Warranty deed from Hellen West, f/k/a Hellen Sergio, married of record in Instrument No. 20060308-0027201 Register's Office for Davidson County, Tennessee, dated February 14, 2006 and recorded on March 08, 2006.**

This is improved property known as: **719 Linden Green Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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. Possession to be given 12th day of May, 2017.

**WITNESS MY HAND** on this the 12th day of May, 2017

**Fredrick Huss**

**Martha H. Huss**

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Fredrick Huss and Martha H. Huss,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of May, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $152,000.00

AFFIANT

Subscribed and sworn to before me this the 12th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY