(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Elizabeth H. Willis
Affiant

Subscribed and sworn to before me, this 8th day of May, 2017.

Emily Betts
Notary Public

My commission expires: _____

BILL GARRETT, Davidson County
Trans:T20170041809 DEEDWARR
Recvd: 05/17/17 09:08 2 pgs
Fees:13.00 Taxes:1017.50
20170517-0048706

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Angel Samano Torres and Cristina Arriaga Torres	New Owner	**151-09-0A-121.00-CO**
6524 Arvington Way		
Antioch, TN 37013		

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, We,

Charles M. Walker and wife, Suleena A. Walker

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

Angel Samano Torres and Cristina Arriaga Torres, husband and wife

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

BEING Lot No. 121 on the Plan of Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development of record in Plat Book 7900, Page (s) 829 through 831, inclusive, 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 Charles M. Walker and wife, Suleena A. Walker by Warranty deed from Barry Construction Co., a Tennessee corporation of record in Book 11283, page 237, Register's Office for Davidson County, Tennessee.

This is improved property known as **6524 Arvington Way, Antioch, TN 37013.**

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.

2. Matters, if any, shown on Plan of Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development of record in Plat Book 7900, Page (s) 829 through 831, of record in the Register's Office for Davidson 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 8th day of May, 2017.

Charles M. Walker

Suleena A. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Charles M. Walker and Suleena A. Walker, 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 8th day of May, 2017.

Notary Public
My Commission Expires: 8.21.17

SolomonParks File No. 317116

