WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/17 10:32 3 pgs
Fees:18.00 Taxes:939.80
20170613-0059187

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 4/9/19

(AFFIX SEAL)

Sheila McCoy STATE OF TENNESSEE NOTARY PUBLIC Sumner County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arturo Alfredo Garza Alanis	Arturo Alfredo Garza Alanis	148-05-O-015.00
(NAME)	(NAME)	
320 Leopole Road	320 Leopole Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sebestiana Serraglio and husband, Paul Kenneth Sanford**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Arturo Alfredo Garza Alanis and Elizabeth Leigh Anthony, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 81, on the plan of Hillbrook, Section 3, of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 81 fronts 73.5 feet on the east side of Leopole Road as measured around a slight curve and extends back 173.1 feet on the south line and 192.9 feet on the north line, to a broken line in the rear on which it measures 116.7 feet.

Being the same property conveyed to Sebestiana Serraglio and husband, Paul Kenneth Sanford by Quitclaim Deed from Sebestiana Serraglio, unmarried, dated May 13, 2014 and recorded May 21, 2014 of record in Instrument No. 20140521-0043824; and being the same property conveyed to Sebastiana Serraglio, unmarried by Warranty Deed from Terry A. Burton, dated June 24, 2009 and recorded June 26, 2009 of record in Instrument No. 20090626-0059556, Register's Office for Davidson County, Tennessee. Sebastiana Serraglio and Sebestiana Serraglio are one and the same person.

Subject to: 2017 property taxes, and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Book 3300, Page 84, in the Register's Office for Davidson County, Tennessee; and Covenants, conditions, easements and restrictions recorded in Book 3460, Page 295, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 320 Leopole Road, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 8th day of June, 2017.

Sebestiana Serraglio

Paul Kenneth Sanford

State of Tennessee
County of Wilson

Personally appeared before me Sebestiana Serraglio and Paul Kenneth Sanford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of June, 2017.

Notary Public ~~Tracey Trumphour~~ MJ
My Commission Expires: 8/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

