BILL GARRETT, Davidson County
Trans:T20170055328 DEEDWARR
Recvd: 06/28/17 12:52 2 pgs
Fees:13.00 Taxes:547.23
20170628-0065083

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $147,900.00

Affiant

Subscribed and sworn to before me, this 26 day of June, 2017.

Notary Public

My commission expires: 4-18-21

KELLY DORSEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lauren Kathleen Gogel	~~**Wilson Bank & Trust**~~	**062020B06700CO**
1631 Cardigan Way	New Owner	
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Luis R. Hidalgo and Geraldina D. Hidalgo, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren Kathleen Gogel, an unmarried person

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:

Being Unit No. 326, on the Plan of First Revision of Phase 3-A, Provincetown, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 200311190168785, and Instrument No. 20060907-0115504, and as shown on the plan of record in Instrument No. 20060824-0104715, as revised in Instrument No. 20060907-0110570, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Luis R. Hidalgo and Geraldina Del Socorroo Martinez Gonzalez, husband and wife, by Warranty Deed from Michael Ruffino and wife, Teresa Ruffino, dated February 2, 2016, of record in Instrument No. 20160208-0011746, Register's Office for Davidson County, Tennessee. Luis R. Hidalgo and Geraldina Del Socorro Martinez Gonzalez, husband and wife, conveyed their interest to Luis R. Hidalgo and Geraldina D. Hidalgo (formerly known Geraldina Del Socorro Martinez Gonzalez), by Quitclaim Deed dated February 2, 2016, of record in Instrument No. 20160315-0024265, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20060907-0110570, revised in Instrument No. 20060824-0104715, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Instrument No. 20031119-0168785, Instrument No. 20050609-0066104, Instrument No. 20060825-0105504, and Instrument No. 20080812-0082993, said Register's Office.

Easements of record in Instrument No. 20120228-0017172, said Register's Office.

This is improved (__X__) unimproved (_____) property known as 1631 Cardigan Way, Antioch, TN 37013.

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 in 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 hand(s) this 26th day of June, 2017.

Luis R Hidalgo

Geraldina D Hidalgo

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Luis R Hidalgo and Geraldina D Hidalgo, the within named Grantor(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.

Witness my hand, at office, this 26th day of June, 2017.

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

NOTARY PUBLIC

My Commission Expires:_____