Davidson County	DEEDWARR
Recvd: 06/30/17 12:00	3 pgs
Fees:18.00 Taxes:185.00	
20170630-0066060	

WARRANTY DEED

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/29/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Anayeli Valencia and Venancio Torres	Anayeli Valencia and Venancio Torres	8 237
(NAME)	(NAME)	
7570 Harper Rd	3999 Taylor Rd	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171318

For and 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 acknowledged, I/we, Claude E Wair and Karen L. Scott , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Anayeli Valencia and Venancio Torres, 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. :

Certain real property situated in the 14th Civil District of Davidson County, Tennessee, according to a survey by Jeffrey Patrick Chandler, RLS No. 2353, 3421 Cooper Nicholson Rd. and described as follows, to-wit:

BEGINNING at a point in the intersection of the center lines of Harper Road and Baxter Road, said point being the common corner of Tract 3; thence, passing an iron pin on the margin of Harper Road at 119.01', South 16 deg. 25' 47" West a distance of 1179.14' to an iron pin being the common corner of tract 3 and in the line of Fred Carney as of record in Deed Book 9565, Page 600, R.O.D.C.; thence with said Corner South 89 deg. 37' 33" West a distance of 227.46' to an existing iron pipe on the south bank of a creek and being the common corner of Christopher McBride as of record in Deed Book 11232, Page 766, R.O.D.C.; thence with said McBride North 21 deg. 41' 10" East a distance of 159.97' to an iron pin; thence North 14 deg. 42' 40" East a distance of 345.00' to an existing iron pipe: thence, passing an iron pin on the margin of Harper Road at 152.35' North 75 deg. 53' 53" West a distance of 187.26' to a point in the center line of Harper Road; thence with said center line the following calls: North 53 deg. 28' 46" East a distance of 165.00'; thence North 48 deg. 58' 46" East a distance of 330.10'; thence North 46 deg. 28' 46" East a distance of 88.60'; thence North 39 deg. 49' 55" East a distance of 93.43'; thence North 33 deg. 01' 54" East a distance of 66.10'; thence North 28 deg. 20' 18" East a distance of 110.04' to point which is the **POINT OF BEGINNING**, having an area of 217946.43 square feet, 5.0 acres more or less.

BEING the same property conveyed to Claude E. Wair and Karren L. Scott, as joint tenants with right of survivorship by Warranty Deed from Henry R. Sneed, unmarried, dated October 27, 2006 and filed of record in Instrument 20061031-0135174, Register's Office for Davidson County, Tennessee.

Karen L. Scott being one and the same as Karren L. Scott.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Instrument 20061031-0135174, Register's Office for Davidson County, Tennessee, and to Septic Area Easement of record in Book 7443, page 314, as corrected in Book 7443, page 961, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 7570 Harper Rd, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27 day of June, 2017.

Claude E Wair

Claude E Wair

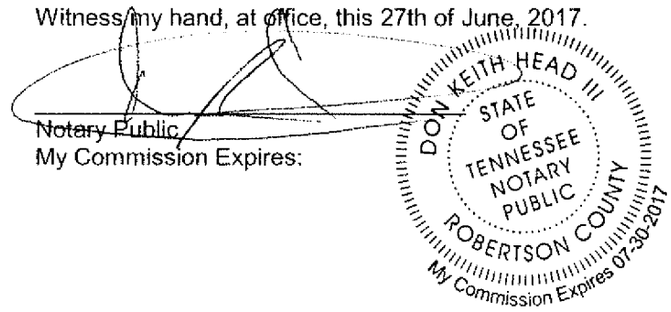
Karen L Scott

Karen L. Scott

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Claude E Wair and Karen L. Scott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of June, 2017.



Notary Public

My Commission Expires:

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

