Davidson County	DEEDWARR
Recvd: 07/03/17 14:42	3 pgs
Fees:18.00 Taxes:913.90	
20170703-0066939	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of June, 2017,

Notary Public

MY COMMISSION EXPIRES: 8/18/19
(AFFIX SEAL)

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Luis Ramon Hidalgo and Geraldina D. Hidalgo		148 06 0 085.00
(NAME)	(NAME)	
208 Melmack Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Seven Thousand And No/100 Dollars ($247,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Timothy L. Barker, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Luis Ramon Hidalgo and Geraldina D. Hidalgo, husband and wife**, 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 Lot No. 84 on the Plan of Murray Heights, of record in Book 2663, Page 37, Register's Office for said County, described as follows: Beginning at a point in the northerly margin of Melmack Drive at the common corners of Lots 83 and 84; thence with the line between said lots northwardly 224.4 feet to a corner of Lot 85; thence with the line between Lots 84 and 85, westwardly 236.08 feet to a point in the easterly margin of Syfert Lane; thence with the margin of the same southwardly 110 feet to a point, the beginning of a curve; thence around said curve southeastwardly 39.27 feet to a point in the northerly margin of Melmack Drive; thence with the margin of the same eastwardly 150 feet to the point of beginning.

Being the same property conveyed to Timothy L. Barker by Special Warranty Deed from James R. Cheshire, III, Executor of the Estate of Mary Lucille Kerr (being one and the same person as Lucille Kerr), deceased dated July 7, 2011 and recorded July 12, 2011 in Instrument No. 20110712-0053283, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-173810SSO

Kari Kym Barker, spouse of Timothy L. Barker, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 208 Melmack Dr., Nashville, TN 37211

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, has 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 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 our hands this 28 day of June, 2017

Timothy L. Barker

Kari Kym Barker

STATE OF Florida

COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Timothy L. Barker and Kari Kym Barker**, the 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 and official seal, this the 28th of June, 2017.

Notary Public

My Commission Expires:

(SEAL)

OSWALDO AGUIRRE
Notary Public - State of Florida
Commission #FF93•173
My Commission Expires
November 5, 2019

File Number: MFR-173810SSO

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

