WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170064221 DEEDWARR
Recvd: 07/26/17 14:36 2 pgs
Fees: 13.00 Taxes: 888.00

20170726-0075791

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF JULY, 2017,

Notary Public

MY COMMISSION EXPIRES: 3-1-2018
(AFFIX SEAL)

AMY MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Armando C. Garcia Cardenas	First Community Mortgage	033 15 0 012.00
(NAME)	(NAME)	
713 Hamblen Dr.	275 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Richa Airee, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Armando C. Garcia Cardenas, a married man**, 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. 200 on the Plan of Primrose Acres, Section 3, of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 200 fronts 108.54 feet on the westerly margin of Hamblen Drive and runs back between lines measuring 323.9 feet on the northerly side and 422.8 feet on the southerly side to a dead line in the rear, on which it measures 206.8 feet.

Being the same property conveyed to Gerald Raymond Selby and wife, Betty McClure Selby by Warranty Deed from Elishia C. Hoskins and wife, Annie Mae C. Hoskins dated March 5, 1969 and recorded March 10, 1969 in Book 4316, Page 161, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David N. Selby, Robert Selby and Raymond F. Selby, as tenants in common by Quit Claim Deed from John A. Selby dated April 19, 2016 and recorded May 6, 2016 as Instrument No. 20160506-0045380, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Richa Airee, an unmarried woman by Warranty Deed from David Nathan Selby, and Raymond Fred Selby and Robert Ray Selby dated May 4, 2016 and recorded

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May 6, 2016 as Instrument No. 20160506-0045381, in said Register's Office for Davidson County, Tennessee.

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 713 Hamblen Dr., Madison, TN 37115

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 20th day of July, 2017

Richa Airee

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Richa Airee, an unmarried woman, 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 20th of July, 2017.

Notary Public

My Commission Expires: 12-22-19

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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