WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hugo Martinez Garcia	Hugo Martinez Garcia	10815004800 + Land in rear of tract
(NAME)	(NAME)	
433 Cedarcliff Rd.	433 Cedarcliff Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170068540 DEEDWARR
Recvd: 08/08/17 14:02 2 pgs
Fees:13.00 Taxes:555.00
20170808-0081235

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Samuel A. Rodriguez, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hugo Martinez Garcia, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel(s) of land located in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:

Being Lot Number 184-B on the Plan of Percy Priest Woods Subdivision of record in Book 6250, Page 356 and amended in the Plan of Percy Priest Woods, Section 4, Zone Lot Division Lots 181 thru 188, of record in Book 6900, Page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Samuel A. Rodriguez from Joseph K. Amanfu and Wife, Mabel A. Amanfu by Warranty Deed dated June 24, 1997 of record in Book 10508, Page 778, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at the northwest corner of Lot 184-B Percy Priest Woods, Section 4, Zone Lot Division, as recorded in Book 6900, Page 32, Register's Office for Davidson County, Tennessee;

Thence, along the rear line of said lot, S 21 deg. 38' 00" E, 95.00 feet;

Thence, with a new line, S 83 deg. 19' 48" W, 36.25 feet;

Thence, N 00 deg. 36' 23" E, 92.52 feet to the point of beginning and containing 0.04 acres, 1,663 square feet.

Being the same property conveyed to Samuel A. Rodriguez from the Metropolitan Nashville Airport Authority by Quitclaim Deed dated November 9, 1998 of record in Book 11222, Page 198, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF PERCY PRIEST WOODS SUBDIVISION OF RECORD IN BOOK 6250, PAGE 356 AND AMENDED IN THE PLAN OF PERCY PRIEST WOODS, SECTION 4, ZONE LOT DIVISION LOTS 181 THRU 188, OF RECORD IN BOOK 6900, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is NOT the principal residence of the Grantee named herein****

unimproved ☐

This is improved ☑ property, known as 111 Woodcraft Court, Nashville, TN 37214

(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 7th day of August, 2017.

Samuel A. Rodriguez

STATE OF FLORIDA

COUNTY OF BREVARD

On this 4th day of August, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Samuel A. Rodriguez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12/6/20

Notary Public

EMILY SMITH
MY COMMISSION # GG052792
EXPIRES December 06, 2020

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115