WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 3rd day of August, 2017.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jacobo Chalco	New Owner	075-01-0-019.00
300 Paragon Mills Road		
Nashville, Tn 37211	,	

Davidson County DEEDWARR
Recvd: 08/11/17 09:57 2 pgs
Fees:13.00 Taxes:518.00
20170811-0082336

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael Thomson, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jacobo Chalco**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Section 12, Hermitage Hills, as shown on plat of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 60.0 feet on the southwesterly margin of Heritage Trail and extends back between parallel lines 135.0 feet to a dead line.

Being the same property conveyed to Michael Thomson, married from Christopher L. Thompson, married by Warranty Deed on February 24, 2014, of record in Instrument Number 20140303-0017702, Register's Office for Davidson County, Tennessee.

NOTE: The Grantor has never used this property as a residence, personal, marital or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4820, Page 611; Book 4960, Page 506 and Book 4969, Page 667, Register's Office for Davidson County, Tennessee.

This is improved property known as: **828 Heritage Trail, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 3, 2017.

Michael Thomson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Thomson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3, 2017

Notary Public

My commission expires 11-6-17

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JENNIFER R. PIERCE

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.