Davidson County DEEDWARR
Recvd: 08/22/17 15:36 2 pgs
Fees:13.00 Taxes:980.50
20170822-0086275

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1539TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of August, 2017.

Notary Public

Commission Expiration: 7.5.2021

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return TO:

Providence Title, LLC
25 Century Boulevard, Suite #402
Nashville, TN 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Noe Portillo Diaz and Idis R. Canizales Hernandez 172 Ivy Hill Dr. Goodlettsville, TN 37072	owners at property address	033 03 0B 06100 CO

WARRANTY DEED

FOR AND IN 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, **Tiffany N. McCown Moon n/k/a Tiffany McIntosh, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Noe Portillo Diaz and Idis R. Canizales Hernandez, wife and husband,** 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:

Property known as 172 Ivy Hill Dr. Goodlettsville, TN 37072, County of Davidson to wit:

Land in Davidson County, TN being Lot No. 35 on the Plan of Dry Creek Farms, Phase 2, Section 2, of record in Instrument No. 20050825-0101280, Register's Office for Davidson County, TN, to which plan references is hereby made for a more complete description thereof.

Being the same property conveyed to Tiffany N. McCowan Moon by deed from Robert E. Moon, dated 03/08/2010, filed and recorded 03/10/2010, of record in Instrument No. 20100310-0018481, said Register's Office.

Myles McIntosh, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital and any other interest in the subject property.

Tax Map and Parcel ID is as follows 033 03 0B 06100

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 172 Ivy Hill Dr., Goodlettsville, TN 37072

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, have 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 my hand this 18th day of August, 2017.

Tiffany N. McCown Moon n/k/a Tiffany McIntosh

Tiffany N. McCown Moon n/k/a
Tiffany McIntosh

Myles McIntosh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2017, before me personally appeared **Tiffany N. McCown Moon n/k/a Tiffany McIntosh and Myles McIntosh,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 18th day of August, 2017.

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

Carrie Ann Porter
Notary Public
Commission Expiration: 9-22-2020

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

LTE File No.: 17-1539TN