Bill Garrett Davidson County
Batch# 5297 DEEDWARR
09/27/2017 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $767.75
20170927-0098960

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $207,500.00.

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2017.

Notary Public
My commission expires: 5/15/2021

02-1708-50288

Address of New Owner:	Send Tax Bills to:	Tax Information:
Leonardo Aguilera Basaldua 328 Cedarmont Drive Nashville TN 37211	New Owner	162-13-0-092.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kim Rutledge, now known as Kim Flowers,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Leonardo Aguilera Basaldua, married**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to- wit:

Land in Davidson County, Tennessee, being Lot No. 65, on the Plan of Revised Section One, Cedarwood Estates, of record in Book 4675, Page 62, Register's Office for said County, erroneously described in Instrument No. 20040526-0061809, said Register's Office, as Book 4675, Page 62 and 63, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kim Flowers by Quitclaim Deed from Roger Roberts, a married man, dated September 22, 2017, of record in Instrument No. 20170922-0097624, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kim Rutledge by deed from Roger Roberts, a married man, and Donald R. Lee, a married man, dated February 13, 2004, recorded May 26, 2004, of record in Instrument No. 20040526-0061809, Register's Office for Davidson County, Tennessee.

Kim Rutledge is one and the same as Kim Flowers. Larry W. Flowers, II joins in executing this deed, conveying any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 328 Cedarmont Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of September, 2017.

Kim Flowers

Larry W. Flowers, II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kim Flowers and Larry W. Flowers, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 22nd day of September, 2017.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Lavinia Tribble, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Lavinia Tribble 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: 5-15-2021

{Notary Seal}

