Bill Garrett Davidson County
Batch# 29339 DEEDWARR
11/22/2017 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20171122-0120080

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2017.

Notary Public

My commission expires:
DEC 27 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Faustino Cruz **Margarita Cruz**	**NEW OWNERS**	**149020B01800CO**
632 Piccadilly Row		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Roxana M. Marquez, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Faustino Cruz and Margarita Cruz, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, page 92-94, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed Faustino Cruz and Margarita Cruz, married, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, dated January 15, 2014, of record in Instrument No. 20140122-0005796, Register's Office for Davidson County, Tennessee. Faustino Cruz and Margarita A. Cruz, husband and wife, conveyed their interest in subject property to Faustino Cruz and Margarita A. Cruz, husband and wife, and Roxana M. Marquez, married, by Quitclaim Deed dated March 20, 2015, of record in Instrument No. 20150326-0026062, Register's Office for Davidson County, Tennessee. Faustino Cruz and Margarita A. Cruz, husband and wife, and Roxana M. Marquez, married, joined by her husband, Marvin Enrique Marquez-Valle, conveyed their interest in subject property to Roxana M. Marquez, married, by Quitclaim Deed dated March 25, 2016, of record in Instrument No. 20160601-0055225, Register's Office for Davidson County, Tennessee. **Marvin Enrique Marquez-Valle joints in this execution for the purpose of conveying all his rights and interest, marital or otherwise.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record

All matters as shown on the plat of record in Plat Book 6250, page 92-94, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 6236, page 683, amended in Book 6295, page 506, amended in Book 6295, page 520, amended in Book 6295, page 534, amended in Book 6295, page 596, amended in Book 6295, page 620, amended in Book 6300, page 439, amended in Book 6306, page 833, amended in Book 6496, page 100, amended in Book 6496, page 107, amended in Book 6496, page 114, amended in Book 6518, page 184, amended in Book 6518, page 190, Book 6830, page 739, said Register's Office.

Bylaws of record in Book 6236, page 680, Book 6236, page 708, Book 6295, page 572, Book 6295, page 580, Book 6295, page 588, Book 6300, page 431, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 632 Piccadilly Row, Antioch, TN 37013.

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 in 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.

Roxana M. Marquez Date: 11/21/17

Marvin Enrique Marquez-Valle Date: 11/21/17

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Roxana M. Marquez and Marvin Enrique Marquez-Valle, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

