Bill Garrett Davidson County
Batch# 30902 DEEDWARR
11/29/2017 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20171129-0121673

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

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

Subscribed and sworn to before me, this 6th day of November, 2017.

Notary Public
My commission expires: 5/15/2021

02-1710-50315

Address of New Owner:	Send Tax Bills to:	Tax Information:
Denis Orlando Velasquez 115 Lemuel Road Nashville TN 37207	New Owner	060-15-0-009.00

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, **Michele J. Burks**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Denis Orlando Velasquez and Sandra Jennesy Castro Urbina**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

The following description is based on a field run survey dated October 30, 2017.

Being a parcel of land located in Davidson County Tennessee, and being all of Lot 10, and a portion of Lot 11, as shown on the plan of subdivision of Len K. Hart property, as of record in Book 421, Page 16, in the Registers office of Davidson County, TN, and being more particularly described as follows:

Beginning at the Southeast corner of the heroin described tract at an old iron rod, said point defining the Northerly Right-of-Way of Lemuel Drive (40 foot Right-of-Way by plat);

Thence, N 60°36'21" W, a distance of 117.00 feet to a new railroad spike set in asphalt to a common corner with Gregory and Sandra Irby, as recorded in Instrument Number 20170331-0031718, in the Registers office of Davidson County, TN;

Thence, N 14°38'23" E, a distance of 305.58 feet to an old 5/8" iron rod, said point being in the South line of Doodlett Reality Co., as recorded in Instrument number 20040802-0092141, in the Registers office of Davidson County, TN;

Thence, S 73°24'59" E, a distance of 107.81 feet to an old iron rod with a cap stating number 1774, said point being the Northeast corner of the herein described tract;

Thence, S 13°42'29" W, a distance of 331.76 feet to the point of beginning and having an area of 35,148 Square feet or 0.807 Acres.

Being the same property conveyed to Michele J. Burks, married by deed from Mark A. Hafner, Trustee of The Mark A. Hafner Family Trust, dated April 12, 2012, recorded April 23, 2012, of record in Instrument No. 20120423-0034598, as corrected by Correction Deed dated January 25, 2013, recorded January 29, 2013, of record in Instrument No. 20130129-0009263, Register's Office for Davidson County, Tennessee.

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 115 Lemuel Road, Nashville, TN 37207.

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 6th day of November, 2017.

Michele J. Burks

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michele J. Burks**, 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 6th day of November, 2017.

Notary Public

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Amy Tidwell, 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, Julie Dyess 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}

