12670

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2017

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eleana M. Berdion Lopez Luis F Berdion	Pinnacle Bank	133160114.00
(NAME)	(NAME)	
293 Paragon Mills Rd.	150 3rd Ave. S. Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 33408 **DEEDWARR**
12/05/2017 01:42:19 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20171205-0124076

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Catherine C. Ament n/k/a Catherine C. Curtis, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eleana M. Berdion Lopez, unmarried and Luis F Berdion, unmarried,** 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:

* as joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Kenilworth Estates, Section Two, of record in Book 2900, page 126, Register's Office for said County.

Said Lot No. 58 fronts 70.0 feet on the southerly margin of Paragon Mills Road and extends back 152.4 feet on the easterly line and 152.7 feet on the westerly line to a line in the rear, measuring 70.0 feet thereon.

Being the same property conveyed to Catherine C. Ament by Warranty Deed from Wilda J. Johnson, unmarried, dated August 23, 2007 and of record in Instrument No. 20070824-0101495, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 293 Paragon Mills Rd., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 28th day of November, 2017.

Catherine C. Ament n/k/a Catherine C. Curtis

State of Tennessee
County of Rutherford

Personally appeared before me Catherine C. Ament, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of November, 2017.

Notary Public Sasha Knowles
My Commission Expires: 7/18/21

SASHA KNOWLES
NOTARY PUBLIC
STATE OF TENNESSEE
BEDFORD COUNTY

File No.: 22218