WARRANTY DEED

Bill Garrett Davidson County
Batch# 34040 **DEEDWARR**
12/06/2017 10:15:32 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20171206-0124373

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

State of Tennessee
County of Williamson

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

Kara Wall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2017

Jordan T. Myers
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reyes Lopez	New Owner	150050207900
(NAME)	(NAME)	
2941 Mossdale Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Richard C. Grant, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Reyes Lopez and Kailey Lopez, 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. 358, Cherry Hills Subdivision, Section 7, as of record in Book 4660, Page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 358 fronts 79.83 feet on the southwesterly side of Mossdale Drive and extends back between lines measuring 166.35 feet on the northwesterly line and 128.85 feet on the southeasterly line, to a line in the rear measuring 75.79 feet thereon.

Being the same property conveyed to Richard C. Grant by Warranty Deed from Thang V. Pham and Tran H. Pham, of record in Instrument No. 20031125-0171246, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2941 Mossdale Dr., Antioch, TN 37013
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRES-17-2941

Witness my/our hands this 30th day of November, 2017.

Richard C Grant

Richard C. Grant

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 30th day of November, 2017.

Notary Public

My Commission Expires:

File No.: 12725

