Bill Garrett Davidson County
Batch# 35878 DEEDWARR
12/11/2017 01:56:43 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20171211-0126070

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of December, 2017.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7.17.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mi Ranchito Mercado, Inc.	New Owner	107 13 0 127.00
(NAME)	(NAME)	
1007 Thompson Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Million And No/100 Dollars ($1,000,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Juan Arnoldo Cruz, Married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mi Ranchito Mercado, Inc.**, 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:

Being a tract of improved land in the 1st, formerly 3rd Civil District, Nashville, Davidson County, Tennessee, lying north of Thompson Place and west of Patricia Drive, more particularly described according to survey of Barge, Waggoner, Sumner and Cannon dated August 12, 1981, revised on December 13, 1983, July 9, 1984, July 17, 1984, and July 25, 1984 (File No. 7708) as follows:

Beginning at a fence post in the northerly margin of Thompson Place, situated 397.5 feet northeasterly along the northerly margin of Thompson Place from an iron pin at the northwesterly corner of the intersection of Thompson Place with Murfreesboro Road. Thence along a wire fence, N 06 degrees 12' W, 153.85 feet to a fence post; thence N 73 degrees 06' E, 161.5 feet to a point; thence along a wire fence S 14 degrees 54' E, 167.15 feet to a point in the northerly margin of Thompson Place; thence, southwesterly with the north margin of Thompson Place along a curve to the left, having a central angle of 03 degrees 40', a radius of 2889.79 feet, 184.95 feet to the point of beginning, containing 0.63 acre, more or less.

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Being the same property conveyed to Juan Arnoldo Cruz by Warranty Deed from Juan Onate dated March 01, 2004 and recorded March 02, 2004 as Instrument No. 20040302-0023553, in said Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his/her spouse therefore is not subject to any marital rights therein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1007 Thompson Place, Nashville, TN 37217

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, has 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 our hands this 8 day of Dec, 2017

Juan Arnoldo Cruz

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Juan Arnoldo Cruz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of December, 2017.

Notary Public

My Commission Expires: 7.19.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FND-177980SSO