WARRANTY DEED

Bill Garrett Davidson County
Batch# 39430 DEEDWARR
12/19/2017 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20171219-0129161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 8-16-2020
(AFFIX SEAL)

KELLY GREENE ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Feliciano Tranquilino Pelon and Carmen Gonzalez Garcia	New owner	133 12 0 216.00
(NAME)	(NAME)	
3854 Scotwood Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Five Thousand And No/100 Dollars ($205,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Willie James Wyatt and Carolyn Wyatt, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Feliciano Tranquilino Pelon and Carmen Gonzalez Garcia, 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. 118 on the Plat of Greenwood Hills, Section 3, of record in Plat Book 5050, Page 10, Register's Office for said County.

Said Lot No. 118 fronts 80.00 feet on the northeast margin of Scotwood Drive and extends back 152.00 feet on the northwest line, and 158.03 feet on the southwest line to a line in the rear of which it measures 47.80 feet.

Being the same property conveyed to Willie James Wyatt and Carolyn Wyatt, Husband and wife by Special Warranty Deed from Fleet Finance, Inc., organized and existing under the laws of United State of America dated December 08, 1993 and recorded December 21, 1993 in Book 9194, Page 218, in said Register's Office for Davidson County, Tennessee.

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.

File Number: GRN-178487SSO

unimproved ☐
This is improved ☒ property, known as 3854 Scotwood Dr, Nashville, TN 37211

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 15 day of Dec, 2017

Willie James Wyatt

Carolyn Wyatt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Willie James Wyatt and Carolyn Wyatt, husband and wife, 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 15th of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-178487SSO

I, Kelly Greene Elrod, do hereby make an 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.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cathey Bradford, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cathey Bradford
My Commission Expires: 7/8/19

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019