Bill Garrett Davidson County
Batch# 39587 DEEDWARR
12/20/2017 08:35:30 AM 2 pgs
Fees: $13.00 Taxes: $869.13
20171220-0129391

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $234,900.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2017.

Notary Public

My commission expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alvaro Pulido Chavez **Ana L. Chavez**	**New Owner**	**Map\Parcel: 147-04-0-126.00**
3675 Richbriar Circle		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Victor Samano Perez, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alvaro Pulido Chavez, unmarried and Ana L. Chavez, unmarried woman

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 the southerly part of Lot No. 296 on the plan of Hillbrook Estates Section 5 as of record in Plat Book 3700, Page 73, Register's Office for Davidson County, Tennessee and described according to a survey by R.L. Montoya Land Surveying dated July 26, 1986, as follows: Beginning at an iron pin in the north margin of Richbriar Circle, said point being the south east corner of Lot No. 295, the south west corner of this described lot; thence with the lines between said lots North 71 degrees 40' 12" West 207.02 feet to an iron pin; said point being the common corners for Lots 295 and 296; thence along the north line of this lot as follows: North 65 degrees 37' East 30 feet to a point, thence, North 71 degrees 20 minutes 00 seconds East 50.2 feet to a point, thence North 67 degrees 37' East 83.00 feet to a point, said point being the common corners for Lot 297 and this lot, thence, along their common line South 33 degrees 04' 32" East 121.31 feet to a point in the north margin of Richbriar Circle; thence, with said margin with a curve to the left having a radius of 50 feet 33.68 feet to the point of beginning, containing 12,758 square feet 0.29 acres, more or less.

Being the same property conveyed to Victor Samano-Perez, by Warranty Deed, from Delores Y. Jernigan, married, dated September 15, 2008, of record in Instrument No. 20080917-0095151, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 3700, Page 73, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4031, Page 160, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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 is improved property known as 3675 Richbriar Circle, 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 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 hand(s) this 15th day of December, 2017.

Victor Samano Perez

*Nadia Castillo, spouse of Victor Samano Perez, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Nadia Castillo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Victor Samano Perez and wife, Nadia Castillo, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2017.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 12, 2021

File #: **170743JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Ashlee D Page, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-25-19