(1)

Bill Garrett Davidson County
Batch# 41724 DEEDWARR
12/27/2017 02:03:07 PM 2 pgs
Fees: $13.00 Taxes: $640.10
20171227-0131337

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Jael Fuentes Molina
Affiant

Subscribed and sworn to before me, this 18th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jael Fuentes-Molina		105-04-0
(NAME)	(NAME)	(MAP)
20 North Hill Street	New Owner	044.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Harvest Hands Community Development Corporation, a Tennessee corporation,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jael Fuentes-Molina and spouse, Ruben Torres-Rodriguez,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of John Trimble's First Addition to Nashville of record in Plat Book 19, Page 220, in the Register's Office for said County.

Said Lot 118 fronts 50 feet on the Northerly side of North Hill Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Harvest Hands Community Development Corporation by Warranty deed from Katherine Ezell and Dora Johnson and Margaret Dillard, Devisees under the Will of Mary Brown of record in Instrument No. 20121010-0092751 Register's Office for Davidson County, Tennessee, dated October 08, 2012 and recorded on October 10, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 20 North Hill Street, Nashville, Tennessee 37210

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 hand(s) this 18th day of December, 2017.

Harvest Hands Community Development Corporation

By:_____
Brian A. Hicks, Executive Director

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brian A. Hicks, with whom I am personally acquainted and who upon her oath acknowledged herself to be the President of Harvest Hands Community Development Corporation, the within named bargainer, a corporation, and that he as such Executive Director being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the corporation by the said Brian A. Hicks as such Executive Director.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of December, 2017.

_____
Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County