Bill Garrett Davidson County
Batch# 42464 DEEDWARR
12/28/2017 02:04:52 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20171228-0132001

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179968

WARRANTY DEED

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2017.

NOTARY PUBLIC

My commission expires: 10-11-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARO, LLC	NEW OWNER	091 13 0 226.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($200,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DANIA C. MADRID, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ARO, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 of Block "L" on the Map of Crolywood Subdivision, Section I, as of record in Book 1130, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dania C. Madrid, married, by Warranty Deed from James Roberts, unmarried, dated 6/15/2007, recorded 6/22/2007, of record in Instrument #20070622-0074772, in the Register's Office for Davidson County, Tennessee. Dania C. Madrid is now unmarried. Said property was never the principal residence of the former spouse of Dania C. Madrid.

The address of the herein described property is believed to be 429 Croley Drive, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of December, 2017.

DANIA C. MADRID

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dania C. Madrid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of December, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

