Box 14
30449-4

WARRANTY DEED

Bill Garrett Davidson County
Batch# 49482 DEEDWARR
01/22/2018 09:26:18 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20180122-0006169

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

Affiant

Subscribed and sworn to before me, this the ~~19th~~ day of January, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Felipe J. Gonzalez Trejo	**Felipe J. Gonzalez Trejo**	**120-02-O-116.00**
1326 Mars Drive	**717 Huntington Parkway**	
Nashville, TN 37217	**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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hostettler Realty, LLC, a Tennessee limited liability company

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

Felipe J. Gonzalez Trejo, an unmarried man

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. 62 on the Plan of Stardust Acres, as of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Hostettler Realty, LLC, by Warranty Deed dated August 30, 2013, from Calvin L. Tate, of record in Instrument No. 20130904-0093040, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Book 1424, Page 92, said Register's Office shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 1682, Page 1, Register's Office for Davidson County, Tennessee. NOTE: Said Restrictions are not applicable to portions thereof that have already expired.**

This is improved property, known as **1326 Mars Drive, 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 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 **19th** day of **January, 2018.**

Hostettler Realty, LLC, a Tennessee limited liability company

By: KHH AUTH. AGENT

Kristin Hostettler Laine, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Kristin Hostettler Laine**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Authorized Agent** of **Hostettler Realty, LLC**, within named bargainor, **a Tennessee limited liability company**, and that she as such **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by herself as such **Authorized Agent.**

Witness my hand and official seal at Nashville, Tennessee, this **19th day** of **January, 2018.**

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/19/21