Bill Garrett Davidson County
Batch# 52627 DEEDWARR
01/29/2018 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20180129-0008976

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $155,000.00.

Affiant

Subscribed and sworn before me this the 26th day of January, 2018.

Notary Public
My commission expires:

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Juan Manuel Guzman-Angel Pilar Adriana Garcia-Perez 1110 Alandee Street Nashville, TN 37214	New Owners	052-13-0B 070.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JESSICA DEAN, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JUAN MANUEL GUZMAN-ANGEL AND PILAR ADRIANA GARCIA-PEREZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being unit no. 104 of the condominium site plan of phase II-C section 2 on the plan of River Glen a planned unit Development of record in plat Book 8250, 323 amending plat book 7900, page 548 and 549 amending plat Book 6900, page 650 and filed for record in Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description there of.

Being the same property conveyed to Jessica Dean by deed from Lauren Nicole Stein, of record in Instrument No. 20080716-0072888, dated 06/25/2008, Register's Office for said County.

Also being the same property conveyed to Jessica Renee Dean and Lauren Nicole Stein, both unmarried as tenants in common with the rights of survivorship, by deed from Lisa R. Reitmeyer and husband, Michael J. Reitmeyer of record in Instrument No. 20060726-0090311, dated 07/24/2006, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1110 Alandee Street, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26th day of January, 2018.

Jessica Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica Dean, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of January, 2018.

My commission expires:

9-10-2018

Notary Public

Certificate of Authenticity

I, Edward A. Cooper, 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, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY