WARRANTY DEED

File #17672

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-06-20
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Marcos Gonzales	New Owners	126160A43000CO
(NAME) 1067 Riversprings Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Crystal Paige Ammons unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Marcos Gonzales and Maria Jose Gonzales husband and wife,** 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. 502 on the final plat Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown on plat appearing of record in Instrument Number 20050215-0016985, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and legal description thereof.

Being the same property conveyed to Crystal Paige Ammons by Quitclaim Deed from Ryan Blane Ammons dated July 7th 2016 and recorded July 8th 2016 of record in Instrument No. 20160708-0070297, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Crystal Ammons, from Elizabeth J. Price and husband, Aaron Price, by Warranty Deed filed on July 19, 2012 of record in Instrument No. 20120719-0063434 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Bill Garrett Davidson County
Batch# 63938 DEEDWARR
03/01/2018 10:30:47 AM 2 pgs
Fees: $13.00 Taxes: $1,117.40

20180301-0019190

unimproved ☐
This is improved ☒ property, known as 1067 Riversprings Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 28th day of February, 2018.

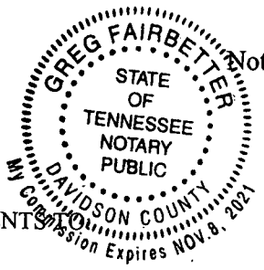
Crystal Paige Ammons

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Crystal Paige Ammons, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2018.

My Commission Expires:



Notary Public

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212