Bill Garrett Davidson County
Batch# 76052 DEEDWARR
04/03/2018 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $643.80
20180403-0031363

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Florida Tennessee
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 12.03.19 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Y-VRES-16-1143

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ana D. Hernandez	**New Owner**	
(NAME) **1143 Bellshire Drive**	(NAME)	**041-16-0-045.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **BASEBROS HOLDINGS, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANA D. HERNANDEZ, A SINGLE WOMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 157 on the Plan of Section V, Bellshire Estates of record in Plat Book 2133, Page 114, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Bellshire Drive, being the common corner of lots Nos. 156 and 157; thence Westwardly 112.7 feet to a point; thence around a curve having a radius of 25 degrees, 44.5 feet to a point; thence Southwardly 304.3 feet along the Easterly margin of Tuckahoe Drive, to a point; thence, Eastwardly 88.7 feet to a point; thence Northwardly 323 feet to the point of beginning.

Being the same property conveyed to Basebros Holdings by Warranty deed from Love Nannie, nka Love Maynard and Thomas Maynard, married of record in instrument No. 20070927-0115245 Register's Office for Davidson County, Tennessee, dated September 25, 2007 and recorded on September 27, 2007.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 114, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2294, Page 346 and Book 6399, Page 1, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Water Main Easement of record in Book 2343, Page 395, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1143 Bellshire Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF APRIL, 2018.

Basebros Holdings

BY: _____
Amadeo Barragan
Member

BY: _____
Jose Fran Barragan
Member

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Orange County

Before me, the undersigned Notary Public, personally appeared AMADEO BARRAGAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of BASEBROS HOLDINGS, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 2nd of April, 2018.

_____
Notary Public
My Commission Expires: Jan. 24. 2021
(SEAL)

NOTARY PUBLIC STATE OF FLORIDA

Marie Medina
COMMISSION #GG095488
EXPIRES: Jan 24, 2021
Bonded Thru Aaron Notary

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Orange County

Before me, the undersigned Notary Public, personally appeared JOSE FRAN BARRAGAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of BASEBROS HOLDINGS, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 2nd of April, 2018.

_____
Notary Public
My Commission Expires: JAN. 24. 2021
(SEAL)

NOTARY PUBLIC STATE OF FLORIDA

Marie Medina
COMMISSION #GG095488
EXPIRES: Jan 24, 2021
Bonded Thru Aaron Notary

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

