WARRANTY DEED

Bill Garrett Davidson County
Batch# 77630 DEEDWARR
04/10/2018 09:29:58 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180410-0033558

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
BWJW20, LLC	Same as new owner	119-11-18
(NAME)	(NAME)	
2620 Mashburn Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180759

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/we, Maria Mercedes Ricalday , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto BWJW20, LLC, 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. 18, on the Plan of Laurel Acres Subdivision, of record in Book 2133, page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 18 fronts 121.01 feet on the easterly margin of Mashburn Road and extends back 173.0 feet on the southerly line and 171.7 feet on the northerly line to a dead line in the rear, measuring 73.0 feet thereon.

Being the same property conveyed to Victor G. Ricalday-Vargas and wife, Maria Mercedes Garcia by deed from David F. Bible, unmarried, dated August 28, 1996, of record in Book 10172, page 55, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria Mercedes Garcia by quitclaim deed from Victor G. Ricalday-Vargas, dated March 21, 2018, of record in Book *___, page ____, Register's Office for Davidson County, Tennessee.

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Victor G. Ricalday-Vargas is also known as Victor Ricalday.

Maria Mercedes Garcia is now known as Maria Mercedes Ricalday and is also known as Maria Ricalday.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 2133, page 48, Register's Office for said County; and (b) Restrictions of record in Book 2150, page 53, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 2620 Mashburn Rd., Nashville, TN 37210
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of March, 2018

Maria Mercedes Ricalday

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Maria Mercedes Ricalday, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of March, 2018.

Notary Public
My Commission Expires: 8/13/18

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY