Bill Garrett Davidson County
Batch# 84200 DEEDWARR
04/24/2018 10:18:38 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20180424-0038454

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
~~5200 Maryland Way~~ 522 B Brandies Ct
~~Suite 202~~ Suite 1
~~Brentwood, Tennessee 37027~~ Murfreesboro, TN 37128
File No.: TN1810344

WARRANTY DEED

JILL RODRIGUEZ NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2018.

NOTARY PUBLIC

My commission expires: 10-11-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Ignatz and Barbara Johnson 5620 Royal Court Hermitage, TN 37076	Same address as new owner	087-05-0-A-110.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Five Thousand and 00/100 Dollars ($205,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FIDEL J. VASQUEZ AND WIFE, IVON E. VASQUEZ**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DON IGNATZ AND BARBARA JOHNSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 138, on the Plan of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, page 554, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Fidel J. Vasquez and wife, Ivon E. Vasquez, by Warranty Deed from Tina S. Gentry, unmarried, f/k/a Tina S. Locke, dated 2/24/2000, recorded 2/25/2000, of record in Instrument No. 20000225-0018711, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5620 Royal Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of April, 2018.

FIDEL J. VASQUEZ

IVON E. VASQUEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Fidel J. Vasquez and wife, Ivon E. Vasquez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of April, 2018.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19