Bill Garrett Davidson County
Batch# 87149 DEEDWARR
05/01/2018 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20180501-0041159

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

C. Walsh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF April, 2018.

VB
Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Angel Guerrero Lugo	J. Angel Guerrero Lugo	
(NAME)	(NAME)	
120 Roosevelt Avenue	120 Roosevelt Avenue	04305014400
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, WE, **Raul Moreno and wife, Marta M. Moreno** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. Angel Guerrero Lugo, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Tract 12 in Block B of Kennaston Estate, a subdivision in Davidson County, Tennessee, a plat of which is of record in Book 843, Page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

FOR INFORMATION PURPOSES ONLY: 120 Roosevelt Avenue, Madison, TN 37115

Being the same property conveyed to Raul Moreno and Marta Moreno by virtue of that certain Warranty Deed dated April 10, 2006, and being of record at Instrument No. 20060412-0042295 in the amount of $115,000.00 in the Register's Office of Davidson County, Tennessee. These include but may not be limited to these Restrictive Covenants Cancelled in Book 4765, Page 817.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 120 Roosevelt Ave Madison, TN 37115
(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 27th day of April, 2018.

Raul Moreno

Marta M. Moreno

Marta M. Moreno

STATE OF Georgia
COUNTY OF Clarke

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Raul Moreno and Marta M. Moreno**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of April, 2018.

Notary Public

My Commission Expires: 04/27/2020

MASHONDA HENSON
NOTARY PUBLIC
CLARKE COUNTY, GEORGIA
MY COMMISSION EXPIRES
APRIL 27, 2020

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019