WARRANTY DEED

Bill Garrett Davidson County
Batch# 88293 DEEDWARR
05/04/2018 12:44:33 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20180504-0042859

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$174,999.00.**

Angie Hoogerheide
Affiant

Subscribed and sworn to before me, this the 1st day of May, 2018.

Notary Public

My commission expires: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael L. Smith	new owner	**Map 053-02-0 Parcel 016.00**
1205 Fuller Street		
Old Hickory, Tennessee 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nilsa L. Vidal Irizarry, an unmarried woman, and Luis Ponce Vidal, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael L. Smith

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. 291 on the Plan of Village of Old Hickory, Section C2, of record in Plat Book 1835, Page 29, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nilsa L. Vidal Irizarry, an unmarried woman, by Deed dated September 30, 2011 from Sullivan & Cason Associates, LLC, of record in Instrument No. 20111005-0077349, and further conveyed to Nilsa L. Vidal Irizarry, an unmarried woman and Luis Ponce Vidal, an unmarried man, by Quitclaim Deed dated April 21, 2014 from Nilsa L. Vidal Irizarry, an unmarried woman, of record in Instrument No. 20140422-0033906, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 1835, Page 29, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement reserved for water, sewer, electrical and telephone cable as stated in the Deed of record in Book 1972, Page 337, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1205 Fuller Street, Old Hickory, Tennessee 37138**

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 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/our hand(s) this 1 day of May, 2018.

Nilsa L. Vidal Irizarry

Luis Ponce Vidal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nilsa L. Vidal Irizarry and Luis Ponce Vidal,** the within named sellers, 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 official seal at Nashville, Tennessee, this 1 day of **May, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21