Bill Garrett Davidson County
Batch# 92628 DEEDWARR
05/15/2018 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $162.32
20180515-0046417

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,870.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of May, 2018.

Notary Public 8-20-19

MY COMMISSION EXPIRES: My Commision Expires 8-20-2(

(AFFIX SEAL)

JAMES P. FITE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Victor Manuel Paredes-Melendez and Lidia Hernandez | Victor Manuel Parades-Melendez | 043 13 0 200.00 |
| (NAME) | (NAME) | |
| 105 Two Valley Rd | 105 Two Valley Rd | |
| (ADDRESS) | (ADDRESS) | |
| Hendersonville, TN 37075 | Hendersonville, TN 37075 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Forty-Three Thousand Eight Hundred Seventy And No/100 Dollars ($43,870.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jimmy Williams and wife, June E. Williams**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Victor Manuel Paredes-Melendez and Lidia Hernandez**, 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 the rear or northlerly 97.5 feet of Lot No. 22, on Block "G" on the Map of Forrest Park Subdivision at Madison, as of record in Book 843, Page 44, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate dscription of said lot.

Said part of Lot fronts 97.5 feet on the west side of 4th Avenue and runs back between parallel lines 60 feet to the easterly line of Lot No. 21 of said Block "G".

Being the same property conveyed to Jimmy Williams and wife, June E. Williams by Warranty Deed dated September 9, 2005 from Bobby D. Sullins, unmarried and filed of record on September 14, 2005 and filed of record in Instrument No. 20050914-0110460, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FND-183713FC

unimproved ☐
This is improved ☒ property, known as 216 4th Ave., Madison, TN 37115

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, has 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 our hands this 10th day of May, 2018

Jimmy Williams

June E. Williams

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jimmy Williams and June E. Williams, the 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 and official seal, this the 10th of May, 2018.

Notary Public

My Commission Expires: My Commision Expires 8-20-2019

(SEAL)

JAMES P. FITE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**

File Number: FND-183713FC

# True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019