Bill Garrett Davidson Co...,
Batch# 93025 DEEDWARR
05/16/2018 10:54:48 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20180516-0046686

WARRANTY DEED

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF May, 2018.

(Affix Seal) Notary Public

My Commission Expires:

LIMON-H18147

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Arturo Limon and Hilda Gutierrez, husband and wife	NEW OWNER	033.04-0-005.00
110 Garrett Drive		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SANDRA F. MCPHERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ARTURO LIMON AND HILDA GUTIERREZ, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 50 on the Map of Goodlettsville Heights, Section III, of record in Book 1835, Page 98, Register's Office for said County.

Said Lot No. 50 fronts 115 feet on the westerly side of Garrett Drive and runs back between lines 219.6 ft on the northerly line and 231.8 feet on the southerly line to a dead line in the rear on which it measures 116.5 feet.

Being the same property conveyed to Sandra F. McPherson by deed from Houston B. McPherson of record in Book 9087, Page 755, recorded on 09/22/1993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property.

( ) unimproved
This is (X) improved property known as 110 Garrett Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 8th day of May, 2018 :

Sandra F. McPherson by Marsha Wright, POA

Sandra F. McPherson by Marsha Wright, POA

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sandra F. McPherson, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marsha Wright, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Marsha Wright for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 8 day of May, 2018.

My Commission Expires:

Notary Public

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

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