Bill Garrett Davidson County
Batch# 93263 DEEDWARR
05/16/2018 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20180516-0047012

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this 16 **day of May, 2018.**

Notary Public
My commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

06-1804-76909

Address of New Owner:	Send Tax Bills to:	Tax Information:
Vidal Herrera Diaz 717 Carmel Ave Madison TN 37115	Vidal Herrera Diaz 717 Carmel Ave Madison, TN 37115	052-02-0-068.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alfredo Herrera and Silvia Herrera, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Vidal Herrera Diaz, married man**, hereinafter called the Grantees, their successors 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. 28, East one-half of Lot No. 29 and the West 37.5 feet of Lot No. 27, on the Map of Rainbow Terrace Subdivision, Block D, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 28 and parts of Lots Nos. 29 and 27 front together 112.5 feet on the Northerly side of Carmel Avenue and runs back between parallel lines 145 feet to a dead line in the rear.

Being the same property conveyed to Alfredo Herrera and Silvia Herrera, husband and wife by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated January 7, 2013, recorded January 14, 2013, of record in Instrument No. 20130114-0004138, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 717 Carmel 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16 day of May, 2018.

Alfredo Herrera
Alfredo Herrera

Silvia Herrera
Silvia Herrera

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Alfredo Herrera and Silvia Herrera**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Madison, TN, this 16 day of May, 2018.

Cheri D. Bayer
Notary Public

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

TRUE COPY CERTIFICATION

I, Jason Nguyen, 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.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

