WARRANTY DEED

Bill Garrett Davidson County
Batch# 94442 DEEDWARR
05/18/2018 02:38:57 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180518-0047960

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
513 3rd Avenue South
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lazaro Padilla Salinas & Rigoberta Camaja	New Owner	07111016800
(NAME)	(NAME)	
304 Pullen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **KARL SCHOENENBERGER AND MARIKA SCHOENENBERGER**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LAZARO F. PADILLA SALINAS AND RIGOBERTA CAMAJA**, 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 the east 50 feet of Lot No. 65, on the Map of Trinity Heights Addition, or record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 65 fronts 50 feet on the south side of Pullen Avenue and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Karl Schoenenberger and Marika Schoenenberger, by Warranty Deed from Margaret Gay Davis, of record as Instrument No. 20160930-0103223, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 304 Pullen Avenue, Nashville, Tennessee 37207
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 30th day of April, 2018.

KARL SCHOENENBERGER

MARIKA SCHOENENBERGER

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of April, 2018, before me personally appeared Karl Schoenenberger and Marika Schoenenberger, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of April, 2018.

Notary Public
My Commission Expires: 5/5/20

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

RETURN TO:

SoBro Law Group, LLC
513 3rd Avenue South
Nashville, TN 37210
(615) 988-9911