Bill Garrett Davidson County
Batch# 100948 DEEDWARR
06/06/2018 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20180606-0054139

WARRANTY DEED

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Santiago Alonzo Peralta	New Owner	126-15-0B-212.00
(NAME)	(NAME)	
7308 Middlebrook Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Angela Brown, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Santiago Alonzo Peralta, a single man**, hereinafter called the GRANTEE(S), his heirs and/or 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 all of Lot No. 107, on the Plan of Section Two, Lexington Point Subdivision, as shown by plat appearing of record in Instrument No. 20010515-0049954, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Angela Brown, a single woman by Warranty Deed dated 6/9/2010 from Barry G. Raper and Amanda L. Raper, husband and wife of record in Instrument 201006150046548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat at Instrument 200105150049954; (2) Restrictions of record in Instrument 200010180103445, as amended of record in Instrument 200105220052909, as amended of record in Instrument 200202140019754; (3) By-Laws of record in Instrument 201502200014706; (4) Right of Way Easement of record in Book 751, Page 393; (5) Grant of Transmission Line Easement of record in Book 4230, Page 987; (6) Utility Easement of record in Book 7601, Page 404; (7) Ingress/Egress Easement of record in Book 11669, Page 837; (8) Easement of record in Instrument 200103290030190, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 7308 Middlebrook Circle, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-43825
SMG TN Warranty Deed

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(S), his heirs and/or 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), his heirs and/or 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 1st day of June, 2018.

Angela Brown

Angela Brown

State of ~~Tennessee~~ Ohio
County of ~~Williamson~~ Hamilton

Personally appeared before me Angela Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2018.

Kimberly Worthington

Notary Public ~~Chris Jackson~~ Kimberly J. Worthington
My Commission Expires: 11/19/2020



Kimberly J. Worthington
Notary Public, State of Ohio
My Commission Expires
November 19, 2020

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Certificate of Authenticity

I, Edward A. Cooper, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY