Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Yasmany Hernandez Padilla and Mariam Torres Amores	New Owner	162-2-29
(NAME)	(NAME)	Bill Garrett
210 Bart Drive		Batch# 104173
(ADDRESS)	(ADDRESS)	06/13/2018 01:19:34 PM
Antioch, TN 37013		Fees: $13.00 Taxes: $895.40
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181430

Davidson County
DEEDWARR
2 pgs

20180613-0056842

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Darla K. Foster, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Yasmany Hernandez Padilla and Mariam Torres Amores**, 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 Lot No. 32 on the Plan of Colewood Acres, Section 1, as of record in Book 3700, page 59, Register's Office for said County, as follows:

Beginning at a point in the northerly margin of Bart Drive, the common corner of Lots 31 and 32; thence with the margin of said Drive, westwardly 95 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the easterly margin of Olivia Drive; thence with said margin of said Drive, northwardly 150.24 feet to a concrete monument; thence continuing with said margin of said Drive, northwardly 7 feet to a point, a common corner of Lots 32 and 33, eastwardly 111.1 feet to a concrete monument; thence southwardly with the dividing line between Lots 31 and 32, southwardly 116.7 feet to the point of beginning.

Being the same property conveyed to Darla K. Foster, unmarried by deed from Alice Brooks, unmarried, dated October 13, 2005, of record in Instrument No. 20051020-0126760, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 210 Bart Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of June, 2018

Darla K. Foster

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Darla K. Foster, the within named 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, at office, this 12th of June, 2018.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021