WARRANTY DEED

Bill Garrett Davidson County
Batch# 104768 **DEEDWARR**
06/14/2018 02:54:20 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20180614-0057369

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Hull Bradly Hull	New Owner	03413011300
(NAME)	(NAME)	
176 Welworth Street		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sebastian Aparicio Velasquez, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Scott Hull and Bradly Hull, Joint Tenants,** 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:

BEING Lot No. 23, of Block B on the plan of East Lawn, as shown by plat of record in Plat Book 547, Page 153 and 154, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sebastian Aparicio Velasquez, unmarried by deed from Carlos R. Alvanez and Reyna I. Gutierrizez, both unmarried, dated 7-20-15 of record in Instrument #201507210071581, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 176 Welworth Street, Madison, TN 37115
(House Number) (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 we do covenant with the said GRANTEES 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 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 hands this 30th day of May, 2018.

Sebastian Aparicio Velasquez by Corina Velasquez, as Attorney in Fact
Sebastian Aparicio Velasquez by Corina Velazquez, as
Attorney in Fact

State of Tennessee
County of Davidson

On this 30th day of May, 2018, before me personally appeared Corina Velazquez, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sebastian Aparicio Velasquez, unmarried, as his Attorney in Fact, under instrument bearing Instrument #* Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Sebastian Aparicio Velasquez, unmarried, under said Power of Attorney. Witness my hand and official seal.

*20180614-0057368

My Commission Expires: 2-8-19

Notary Public

Notary Public Carla R. Dillard
My Commission Expires: 2-8-19

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

File No.: 1183