Bill Garrett Davidson County
Batch# 106428 DEEDWARR
06/19/2018 11:06:57 AM 2 pgs
Fees: $13.00 Taxes: $666.37
20180619-0058878

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,101.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2018.

Notary Public

My commission expires: 7/6/20

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Guillermo Garcia Rodrigo and Teresa Soto Cruz	New owner	149-02-0B-037.00-CO
1028 Aldersgate Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Amber D. Gilliland, f/n/a Amber D. Stevens and husband, Andrew Gilliland

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Guillermo Garcia Rodrigo and Teresa Soto Cruz, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Final P.U.D. Plan, Phase II, Piccadilly Square of record in Plat Book 6250, Page (s) 92 through 94, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amber D. Stevens by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20100420-0029726 Register's Office for Davidson County, Tennessee, dated March 23, 2010 and recorded on April 20, 2010.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-CR-18-1028

SP 11/2015

This is improved property known as **1028 Aldersgate Road, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of June, 2018.

Amber D. Gilliland

Andrew Gilliland

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Amber D. Gilliland and Andrew Gilliland, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of June, 2018.

Notary Public
My Commission Expires: Sept. 20, 2020

SolomonParks File No. 18-001128-529