Bill Garrett Davidson County
Batch# 109464 DEEDWARR
06/27/2018 10:39:06 AM 2 pgs
Fees: $13.00 Taxes: $591.63
20180627-0061900

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810634

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2018.

NOTARY PUBLIC

My commission expires: 6-20-2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

TAYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Galileo M. Salinas 3579 Gondola Drive, Antioch, TN 37013	~~Same address as new owner~~ CMG 3160 Crow Canyon #400 San Ramon CA 94583	136-15 0 089.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars ($159,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHAREEAH R. WOODS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GALILEO M. SALINAS**, a married man, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70-B, Zone Lot Division of Lots 69 through 72 on the Plan of Chelsea of Priest Lake, Section 1-A, of record in Plat Book 6250, Page 88, amending Plat book 5200, Page 696, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Shareeah R. Woods by Special Warranty Deed from Renee Kammer, Successor Trustee, dated December 28, 2016 and recorded on March 17, 2017 at Instrument No. 20170317-0026466, Register's Office for Davidson County, Tennessee. Corrected by Corrective Successor Trustee's Deed dated September 1, 2017 and recorded September 1, 2017 at Instrument No. 20170901-0090418, said Register's Office.

Previously being that same property conveyed to Linda S. Stutts and Jeff C. Sword by deed dated November 16, 1988 and recorded in Book 7706, Page 861, said Register's Office. Further conveyed by Quit Claim Deed to Linda S. Stutts, dated October 5, 1990 and recorded in Book 8232, Page 871, said Register's Office.

The address of the herein described property is believed to be 3579 Gondola Drive,

Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of June, 2018.

SHAREEAH R. WOODS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Shareeah R. Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of June, 2018.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY