Bill Garrett Davidson County
Batch# 109661 DEEDWARR
06/27/2018 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20180627-0062228

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADRIAN SANDOVAL	PINNACLE BANK	
(NAME)	(NAME)	149020B01700CO
637 PICCADILLY ROW	150 3RD AVENUE SOUTH, SUITE 900	
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	NASHVILLE, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Adrian Sandoval, a married man** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adrian Sandoval, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 48 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, Page 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Adrian Sandoval, a married man, by virtue of that certain Warranty Deed dated October 4, 2000, and being of record at Instrument No. 20001005-0099368 in the amount of $108,000.00 in the Register's Office of Davidson County, Tennessee.

Grantor is the Father of the Grantee.

Cruz Yolanda Sandoval joins in this conveyance to transfer any and all marital interest she may have in the listed property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 637 Piccadilly Row Antioch, TN 37013
(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 hand this 22nd day of June, 2018.

Adrian Sandoval

Cruz Yolanda Sandoval, by Adrian Sandoval Attorney In Fact.

Cruz Yolanda Sandoval, by Adrian Sandoval, Attorney In Fact

STATE OF Texas
COUNTY OF Bell

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Adrian Sandoval**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of June, 2018.

Nicole Elise Douglas
Notary Public

My Commission Expires: June 26, 2019

NICOLE ELISE DOUGLAS
Notary Public, State of Texas
Comm. Expires 06-26-2019
Notary ID 130277083

STATE OF
COUNTY OF

On this 22 day of June, 2018, before me personally appeared Adrian Sandoval, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cruz Yolanda Sandoval and acknowledged that he executed the same as the free act and deed of Cruz Yolanda Sandoval.

WITNESS my hand and official seal at office this 22nd day of June, 2018.

Nicole Elise Douglas
Notary Public

My Commission Expires: June 22, 2019

NICOLE ELISE DOUGLAS
Notary Public, State of Texas
Comm. Expires 06-26-2019
Notary ID 130277083

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019