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

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater. for this transfer is $105,000.00

Stacy D. Alessi
Affiant

Subscribed and sworn to before me, this 28th day of June, 2018.

Elizabeth Harland Willis
Notary Public

My commission expires: 1-30-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 111397 **DEEDWARR**
07/02/2018 11:12:10 AM 2 pgs
Fees: $13.00 Taxes: $388.50

20180702-0063804

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Luigi J. Fructuoso Garcia	**New Owner**	**Map/Parcel 080-08-0-246.00**
3235 Mexico Drive		
Nashville, TN 37218		

FOR AND IN 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 ACKNOWLEDGE, WE, **Qianlu Ying**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luigi J. Fructuoso Garcia and Adriana Puentes Hernandez, husband and wife**

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. 72 on the Plan of Bordeaux Hills, Section Four, of record in Book 3600, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Said Lot No. 72 fronts 60 feet on the westerly side of Mexico Drive and extends back 139.6 feet on the northerly line and 146.84 feet on the southerly line to a broken line at the rear, measuring 57.17 feet thereon.

Being the same property conveyed to Eugene Jerry Kincaid, Jr. and wife, Georgetta Kincaid by Warranty Deed from Robert Waggoner and wife, Ann D. Waggoner, of record in Book 4649, Page 468, dated October 10, 1972, Register's Office for Davidson County, Tennessee. Eugene Jerry Kincaid, Jr. and Georgetta Kincaid having both since died. Property conveyed to Michael Kincaid, Sharon Kincaid, Kevin Kincaid and Demario Mitchell by the Estate of

Georgetta Edmondson Kincaid, of record in Probate Court of Davidson County, Tennessee, Docket No. 16P1263, dated July 22, 2016. Michael Kincaid, Sharon Kincaid, Kevin Kincaid and Demario Mitchell conveyed said property by Quitclaim Deed to Demario Mitchell, of record in Instrument No. 20161004-0104829, dated October 4, 2016. Demario Mitchell conveyed property by Quitclaim Deed to Qianlu Ying, of record in Instrument No. 20161011-0107451, dated October 11, 2016, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 3600, Page 49, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3765, Page 141, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3235 Mexico Drive, Nashville, TN 37218.

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 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/our hand(s) this 28th day of June, 2018.

Qianlu Ying

*I certify by my signature that this property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, a Notary Public of said County and State, Qianlu Ying, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2018.

Notary Public

My Commission Expires: My Commission Expires 10/31/2020

WEAM JOSEPH MISHU
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

File #: **180220JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Q.Y.