WARRANTY DEED

File #18228

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/8/19 (AFFIX SEAL)

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Bill Garrett Davidson County
Batch# 113335 DEEDWARR
07/09/2018 10:41:44 AM 2 pgs
Fees: $13.00 Taxes: $1,065.60

20180709-0065906

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raul Hernandez Lujano	NEW OWNER	-161-11-0-003.00
(NAME)	(NAME)	
588 Huntington Parkway		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **Callie Lawhorn and Josh Lawhorn, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raul Hernandez Lujano and wife, Ninfa Perez Carrazco,** 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. 277 on the Plan of Huntington Park, Section Three of record in Plat Book 446, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 277 fronts 71 feet on the Northerly margin of Huntington Parkway and extends back between parallel lines 150 feet to a line on the rear on which it measures 71 feet.

Being the same property conveyed to Callie A. Shanks, unmarried by Warranty deed from Billy Joe Clemons and wife, Cynthia L. Clemons of record in Instrument No. 2016307-0021635 Register's Office for Davidson County, Tennessee, dated March 04, 2016 and recorded on March 07, 2016. (Value of consideration shown in aforementioned deed $235,000.00.) Being also known as 588 Huntington Parkway Nashville, Tennessee 37211. Callie A. Shanks having since married and is now known as Callie Lawhorn. Josh Lawhorn, spouse of Callie Lawhorn, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest he might have in and to the above described property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 588 Huntington Parkway, Nashville, TN 37211
(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 20th day of June, 2018.

Callie Lawhorn

Josh Lawhorn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Callie Lawhorn and Josh Lawhorn**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2018.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027