Bill Garrett Davidson County
Batch# 114334 DEEDWARR
07/10/2018 10:54:10 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20180710-0066444

WARRANTY DEED

2018-1168

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of July, 2018.

(Affix Seal) Notary Public,
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ana Karen Torres and Trinidad Alonzo Torres 3218 Cloverwood Drive Nashville, TN 37218	SAME,	096.11-0-055.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which, I/we, **Haluska Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ana Karen Torres and Trinidad Alonzo Torres, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee is hereby acknowledged, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot No. 40 on the Plan of Hickory Bend, Section 1, of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Haluska Properties, LLC from Patricia H. Gank and Richard D. Gank, wife and husband, by Warranty Deed dated December 5, 2017 and recorded December 7, 2017 in Instrument #20171207124902, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3218 Cloverwood Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 3rd day of July, 2018

Haluska Properties, LLC
By: James Vincent Haluska, Managing Member

State of Tennessee
County of Davidson

Before me, the undersigned authority of the state and county mentioned, personally appeared James Vincent Haluska, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Haluska Properties, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Haluska Properties, LLC, as Managing Member.

Witness my hand and seal this 3rd day of July, 2018.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

