18-0229

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Bill Garrett Davidson County
Batch# 120573 **DEEDWARR**
07/25/2018 11:30:21 AM 2 pgs
Fees: $13.00 Taxes: $492.10

20180725-0072517

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-386

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marion J. Heydenrych and Godfried J. Heydenrych	Marion J. Heydenrych and Godfried J. Heydenrych	
(NAME) 219 Timberway Drive	(NAME) 219 Timberway Drive	108 07 0 B 165.00 CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thirty-Three Thousand And No/100 Dollars ($133,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN A. RODRIGUEZ GARNICA AND MARCELA CUBILLOS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARION JEAN HEYDENRYCH AND GODFRIED JOHANNES HEYDENRYCH, WIFE AND HUSBAND, 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:

Being Unit No. 165, of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated as an established by a Master Deed of record in Book 6549, page 475, and by Instrument of Clarification at Book 6561, page 141, corrected by the Instrument of Correction of record in Book 7153, page 617, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominium, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to John A. Rodriguez Garnica and Marcela Cubillos, husband and wife, by Quitclaim Deed, from John A. Rodriguez Garnica, dated March 13, 2008, recorded June 9, 2008, of

record in Instrument No. 20080609-0058721, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to John A. Rodriguez Garnica, an unmarried person, by Warranty Deed, from Frank T. Meyers, a married man and wife, Jennifer Meyers, dated April 23, 2007, recorded April 27, 2007, of record in Instrument No. 20070427-0050272, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit to correct the name of the Grantee of record in Instrument No. 20080609-0058720, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 219 Timberway Drive, Nashville, TN 37214
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness John A. Rodriguez Garnica and Marcela Cubillos this 20th day of July, 2018.

John A. Rodriguez Garnica

Marcela Cubillos

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20th day of July, 2018, before me personally appeared John A. Rodriguez Garnica and Marcela Cubillos to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 20th day of July, 2018.

Commission Expires: _____

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019