WARRANTY DEED

Bill Garrett Davidson County
Batch# 121095 **DEEDWARR**
07/26/2018 10:49:01 AM 2 pgs
Fees: $13.00 Taxes: $203.50

20180726-0072925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/1/20
(AFFIX SEAL)

PATRICIA A. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0647

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hugo Alberto Gomez Juarez, an unmarried man	Owner	04800024500
(NAME) 907 Watts Circle	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($55,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ERNEST WILLIAMSON AND WIFE, BLENDA WILLIAMSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUGO ALBERTO GOMEZ JUAREZ, AN UNMARRIED MAN**, 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 Lot No. 6 of Section II, Winston Estates, a plat of which is of record in Book 7900, Page 108, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more accurate legal description.

Being the same property conveyed to Ernest Williamson and wife, Blenda Williamson by deed from Winston Walker and wife, Joan M. Walker of record in Book 10104, Page 795, Register's Office for said County, dated June 28, 1996.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8067, Page 497, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 108, said Register's Office; (3) Sanitary Sewer Easement of record in Book 8169, Page 495, said Register's Office; (4) Water Main Easement of record in Book 8169, Page 499, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 4513 Winston Drive, Nashville, TN 37218
(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.

Witness our hands this 25th day of July, 2018.

Ernest Williamson
Ernest Williamson

Blenda Williamson
Blenda Williamson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2018.

My Commission Expires: 5/5/20

Notary Public

