

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$443,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2018.

Notary Public

My commission expires: 6-30-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peter Darren Valencia	SAME	**082-08-0-435.00**
620 Neill Avenue		
Nashville, TN 37206		

Bill Garrett Davidson County
Batch# 122215 **DEEDWARR**
07/30/2018 11:19:13 AM 2 pgs
Fees: $13.00 Taxes: $1,639.10
20180730-0073993

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 ACKNOWLEDGED, I,

Lamont Jordan, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter Darren Valencia and Lauren Elizabeth Valencia, 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 the Davidson County, Tennessee, being Lot No. 83 on the Map of Bransford Realty Company's Subdivision of the McWhirter Tract and Love-McFerrin Tracts of record in Plat Book 421, page 52, in the Register's Office for Davidson County, Tennessee, as more particularly described thereon.

Being a portion of the same property conveyed to LAMONT JORDAN, by deed from VERNON RAY MCGUIRE, HOWARD E. MOORE, MARY LOUISE CROSS, SYLVIA PEARL KILGORE, LAURA DIANA MCGUIRE, DESMOND MCGUIRE, NARQUITA RUSSELL AND GERALD MCGUIRE, of record in Instrument No. 20170707-0068626, dated July 6, 2017, said Register's Office. For further reference see Quitclaim Deed of record in Instrument No. 20170707-0068627 for the sole purpose of re-establishing Lot 83, said Register's Office.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **620 Neill Avenue, Nashville, TN 37206**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 26th day of July, 2018.

Lamont Jordan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Lamont Jordan**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **July, 2018.**

Notary Public

My Commission Expires: 10-5-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY