Bill Garrett Davidson County
Batch# 123509 DEEDWARR
08/01/2018 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20180801-0075320

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1584

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS July 20, 2018

Notary Public
Commission Expires: 5.22.22

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gumaro Vega Rivera 5769 Mount View Road Nashville, TN 37013	New owner	164 00 0 200.00

WARRANTY DEED

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,

James W. Brown III, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gumaro Vega Rivera, 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:

Land in the 2nd civil district of Davidson County, Tennessee, being part of tract 3 of the Division of the Rucker Farm, of record in Plat Book 1424, page 138, Register's Office for Davidson County, Tennessee, described according to survey by George W. Watkins and Sons, dated July 3, 1971, as follows:

Beginning at an iron pin in the westerly margin of Mt. View Road, said iron pin being located at the northeast corner of property conveyed to Charles M. Anglin and wife, Sheila D. Anglin by deed of record in Book 4531, Page 246, said Register's Office; thence N 85° 30' W, 899.3 feet to an iron pin; thence N 53° 22' E, 255.4 feet to an iron pin; thence S 85° 30' E, 718.1 feet to a point in the westerly margin of Mt. View road; thence with same S 8° 19' W, 168.4 feet to the point of beginning, containing 3.11 acres, not including road.

Being the same property conveyed to James W. Brown, III, unmarried, by special warranty deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated May 4, 2009 and recorded

May 27, 2009, of record in Instrument No. 20090527-0048638, in the Office of the Register of Deeds of Davidson County, Tennessee. Also being the same property conveyed to James W. Brown, III, a married man as his sole and separate property by warranty deed from James W. Brown, III, a married man who az of record in Instrument No. 20130301-0020381 Register's Office for Davidson County, Tennessee, dated 02/21/2013 and recorded on 03/01/2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5769 Mount View Road, Nashville, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

James W. Brown, III, hereby affirms that the above described property was never the primary residence of his spouse, Nicole N. Brown.

Dated this the July 18, 2018.

James W. Brown III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James W. Brown III** 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 and official seal at Brentwood, Tennessee this 18th day of July, 2018.

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: _____

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

