Bill Garrett Davidson County
Batch# 135549 DEEDWARR
08/31/2018 10:49:39 AM 2 pgs
Fees: $13.00 Taxes: $1,013.80
20180831-0086590

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $274,000.00.

Eddy a toledo Pappa
Affiant

Subscribed and sworn before me this the 30th day of August, 2018.

Notary Public
My commission expires: 1/17/21

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eddy D. Toledo Pappa and Aura Marina Franco Perez 507 Adamswood Dr Nashville, TN 37211	First National Bank of America P. O. Box 980 East Lansing, MI 48826	147-12-B 039.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AURA CORINA ROCA MENDEZ, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EDDY D. TOLEDO PAPPA AND AURA MARINA FRANCO PEREZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Final Plat of Classic Meadows, of record in Instrument No. 20040715-0084487, and corrected by certificate of correction in Instrument No. 20050303-0023638, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Aura Corina Roca Mendez, unmarried, by deed from Classic Homes BOS, L.P., dated 04/27/2005, of record in Instrument No. 20050502-0048502, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4008 Hollis Hill Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

E.T.
ACRM

A.M.

Witness my hand this the 30th day of August, 2018.

AURA CORINA ROCA MENDEZ
Aura Corina Roca Mendez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aura Corina Roca Mendez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2018.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

E.T.

A.F.