Karen Y Johnson Davidson County
Batch# 135877 DEEDWARR
09/04/2018 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $921.30
20180904-0087054

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/18/2019
(AFFIX SEAL)

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180266TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Harmony Homes of Tennessee, LLC, a Tennessee limited liability company	Harmony Homes of Tennessee, LLC, a Tennessee limited liability company	
(NAME) 6208 New York Avenue	(NAME) 6208 New York Avenue	091-02-0-014.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Nine Thousand And No/100 Dollars ($249,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BLASA LARA-GRANADOS, F/K/A BLASA LARA AND MARCO A SEGOVIA-MARTINEZ, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARMONY HOMES OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Davidson County, Tennessee, being Lot No. 9 of Block "C" on the Plan of Cherokee Park Subdivision of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, and shows said Block "C", but does not show the subdivision of said Block. According to an unregistered plan subdividing said Block into small lots, said Lot No. 9 fronts 50 feet on the North side of New York Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Blasa Lara, unmarried by Warranty deed from Sher Powers, unmarried, as the sole member of the entity formely known as Terra Firma Properties, LLC, a Tennessee limited liability company which has been dissloved of record in Instrument No. 20100409-0026898 Register's Office for Davidson County, Tennessee, dated April 06, 2010 and recorded on April 09, 2010.

Blasa Lara-Granados, F/K/A Blasa Lara, having married since the conveyance of this property is joined by her husband, Marco A. Segovia- Martinzez, to convey any marital Interest he may have in the above described property.

unimproved ☐
This is improved ☒ property, known as 6208 New York Avenue, Nashville, TN 37209
(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.

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 Blasa Lara-Granados, F/K/A Blasa Lara and Marco A Segovia-Martinez, wife and husband this 27 day of August 2018.

Blasa Lara Granados
Blasa Lara-Granados, F/K/A Blasa Lara

Marco A Segovia Martinez
Marco A Segovia-Martinez, signing to Convey Marital Interest

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of August, 2018, before me personally appeared Blasa Lara-Granados, F/K/A Blasa Lara and Marco A Segovia-Martinez, wife and husband 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 Davidson County, Tennessee this 27 day of August, 2018

Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught 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: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY