#13376

WARRANTY DEED

Kasey Kelchner
State of Tennessee
Notary Public
Rutherford County

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 12-20-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charly Reyes Munoz	Paramount Residential	04315011700
(NAME)	(NAME)	
104 Larkin Springs Road	1265 Corona Pointe Ct.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Corona CA. 92879	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 135901 **DEEDWARR**
09/04/2018 10:32:37 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20180904-0087093

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jorge Alvarez Ledesma, unmarried and Solangel T. Rego, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charly Reyes Munoz, a single 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 Davidson County, Tennessee, being Part of Lot Number 1 on the plan of The Reed and Jenkins Subdivision of the Booker Marshall Land, of record in Book 843, Page 73, Register's office for said County, to which reference is hereby made for a more complete description thereof.

Included in this description but expressly excluded from this conveyance is the permanent right of way described in Book 11203, Page 798, said Register's Office.

Being part of the same property conveyed to Jorge Alvarez Ledesma and Solangel T. Rego, both unmarried, tenants in common with right of survivorship, by deed of record in Instrument No. 20131113-0117144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 104 Larkin Springs Road, Madison, TN 37115
(House Number) (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 my/our hands this 31st day of August, 2018.

Jorge Alvarez Ledesma

Solangel T. Rego

State of Tennessee
County of Davidson

Personally appeared before me Jorge Alvarez Ledesma and Solangel T. Rego, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2018.

Notary Public
My Commission Expires: 12-20-2020

Kasey Kelchner
State of Tennessee
Notary Public
Rutherford County

File No.: 13376