

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2018.

Notary Public

My commission expires: June 21, 2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

Karen Y Johnson Davidson County
Batch# 148240 **DEEDWARR**
10/03/2018 09:21:02 AM 2 pgs
Fees: $13.00 Taxes: $658.60

20181003-0098046

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Vicente Mota **Carmen Mota**	New Owner	**148-02-07.00**
519 College St ~~209 Margo Ln~~		
Portland, TN 37148 ~~Nashville, TN 37211~~		

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 ACKNOWLEDGE, WE,

Kenneth M. Anderson, unmarried

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

Vicente Mota and Carmen Mota, 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 Davidson County, Tennessee, being Lot No. 118 on the Plan of Haywood Acres, Section Four, as of record in Book 2900, Page 93, said Register's Office to which map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kenneth M. Anderson, unmarried, by Warranty Deed from Charles G. Cathey and wife, Alice Fay A. Cathey, dated July 29, 1998, of record in Record Book 11045, Page 453, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 209 Margo Ln, 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 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 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.

Kenneth M. Anderson by Patricia L. Kaelin

Kenneth M. Anderson by Patricia L. Kaelin, Attorney in fact
Attorney-in-fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Patricia L. Kaelin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Kenneth M. Anderson, and is authorized by him to execute this instrument on his behalf, as his free act and deed.

Witness my hand and official seal at office, this 28th day of September, 2018.

_____ Commission Expires: NOV 0 8 2021
Notary Public

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY