Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

Karen Y Johnson Davidson County
Batch# 151719 **DEEDWARR**
10/16/2018 12:16:04 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20181016-0102420

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2018

Notary Public
My commission expires: 3/31/20

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY COMMISSION EXPIRES MARCH 31, 2020

04-1809-56996

[redacted]

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Beatriz Del Villar 193 Becklea Drive Madison TN 37115	Beatriz Del Villar 193 Becklea Drive Madison, TN 37115	043-10-0-093.00

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Idalberto Gonzalez Upierrez**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Beatriz Del Villar and Elder Melgar, wife and husband**, hereinafter called the Grantees, their successors 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. 252, on the Plan of Madison Park, Section 8, of record in Book 4300, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Idalberto Gonzalez Upierrez by deed from Melissa Allen, dated December 27, 2013, recorded January 6, 2014, of record in Instrument No. 20140106-0001040, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 193 Becklea Drive, Madison, TN 37115.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

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WITNESS my hand this 12th day of October, 2018.

*

Idalberto Gonzalez Upierrez

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Idalberto Gonzalez Upierrez**, 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 in ~~Smyrna, TN,~~ Florida this 12th day of October, 2018.

Notary Public

My Commission expires: 4-5-2019

MARILYN FUENTES
Notary Public - State of Florida
Commission # FF 217070
My Comm. Expires Apr 5, 2019
Bonded through National Notary Assn.

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