This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2980

Karen Y Johnson Davidson County
Batch# 152060 DEEDWARR
10/17/2018 12:13:30 PM 2 pgs
Fees: $13.00 Taxes: $1,254.30
20181017-0102944

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$339,000.00~~

Affiant

Subscribed and sworn to before me, this the 16th day of October, 2018

Notary Public
My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alex Holguin Rea Frey Holguin 2412 Ridgeland Drive Nashville, TN 37214	Owners at property address	073-12-0-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Wessley Inscoe and Melissa Inscoe, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alex Holguin and Rea Frey Holguin, husband and wife**, hereinafter called the Grantee(s), his/her/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. 242 on the Plan of Section Two, Sunset View, of record in Book 2663, page 52, in the Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wessley Inscoe and Melissa Inscoe, husband and wife by Warranty Deed from Carolyn Jean Heffentrager, unmarried, dated February 22, 2018, recorded February 23, 2018, of record in Instrument No. 20180223-0017235, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to James Francis Heffentrager and wife, Carolyn Jean Heffentrager by Warranty Deed from David M. Martin, Jr., single, dated November 2, 1967, recorded November 2, 1967, of record in Book 4186, page 174, said Register's Office. The said James Francis Heffentrager having since died, property vesting in Carolyn Jean Heffentrager by operation of law as sole surviving heir in the entirety.

This is improved property located at: **2412 Ridgeland Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2018.

GRANTOR:

Wessley Inscoe

Melissa Inscoe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wessley Inscoe and Melissa Inscoe, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of October, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Notary Public
My Commission expires: 9-20-21

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019

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