RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$287,500.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2018.

Notary Public

My commission expires: 8-20-19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
EMILY H. PROPHET
DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 156728 DEEDWARR
11/05/2018 11:35:48 AM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20181105-0109492

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Medaries and Jessie Madaries, Trustees of the James Medaries and Jessie Medaries Living Irrevocable Trust	**NEW OWNERS**	**147-16-0-097.00**
389 Melpar Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jose Dominguez Arroyo and Catalina Dominguez, husband and wife,

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

James Medaries and Jessie Madaries, Trustees of the James Medaries and Jessie Medaries Living Irrevocable Trust

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(s) 336, as shown on the map entitled Fairlane Park, Section III, of record in Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSE DOMINGUEZ ARROYO, A MARRIED MAN, by deed from JACKSON B. SMITH AND WIFE, SANDRA C. SMITH, of record in Instrument No. 20120626-0056047, dated June 22, 2012, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 389 Melpar Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 hand(s) this 31st day of October, 2018.

Jose Dominguez Arroyo

Catalina Dominguez

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jose Dominguez Arroyo and Catalina Dominguez, husband and wife**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st day of October, 2018.**

Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY