Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0879-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Leonel Perez Gonzalez Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of November, 2018

annemarie Cain
Notary Public
My Commission Expires: 1-18-22

Karen Y Johnson Davidson County
Batch# 157605 DEEDWARR
11/08/2018 10:03:21 AM 2 pgs
Fees: $13.00 Taxes: $532.80
20181108-0110661

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
Leonel Perez Gonzalez Sr 905 Patricia Drive Nashville, TN 37217	New Owner	Map/parcel: 107-09-0-028.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Russell E. Stevenson, Married

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leonel Perez Gonzalez Sr, Single Man

HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 98 on the Map of Patricia Heights Subdivision, Section I, as of record in Book 2331, Pages 130 and 131, Register's Office for Davidson County, Tennessee

SAID Lot No. 98 fronts 177.2 feet along a curve on the westerly margin of Patricia Drive and extends back between lines 198.3 feet on the northerly line and 116.1 feet on the southerly line, to a broken line in the rear, measuring 135 feet thereon.

BEING the same property conveyed to Russell E. Stevenson, a married man, by Warranty Deed from Raul Regalado-Cano, Administrator of the Estate of Efrain R. Cano and Raul Regalado-Cano, Irma Yolanda Regalado-Cano, Carlos Regalado-Cano and Javier Regalado-Cano, heirs at law of the Estate of Efrain R. Cano, dated 10/18/18 and recorded 10/23/18 in Instrument Number 20181023-0104853, Register's Office for Davidson County, Tennessee. Subject property has never been the marital residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 905 Patricia Drive Nashville, TN, 37217

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(S), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of November, 2018

Russell E. Stevenson

Russell E. Stevenson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Russell E. Stevenson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 6th day of November, 2018

annemarie Cain

Notary Public

My Commission Expires: 1-18-22

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY