This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Y Johnson Davidson County
Batch# 169623 DEEDWARR
12/03/2018 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20181203-0117709

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Fidencio Mijangos Garcia 202 Friendship Drive Goodlettsville, TN 37072	SAME ←	033120-096.00

THIS INDENTURE, made this 30th day of November, 2018 between

Milton H. Woods, a single man

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Fidencio Mijangos Garcia, a single man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Gateway, Section I of record in Plat Book 3300, Page (s) 39 and 40, in the Register's Office for Davidson County, Tennessee. Said Lot No. 52 fronts 100 feet on the south side of Friendship Drive, and runs back 115 feet on the east line and 130.8 feet on the west line, to a dead line in the rear on which it measures 102 feet.

Being the same property conveyed to Milton H. Wood, a single man by Warranty Deed dated 12/19/16 from Donna Beggin, devisee under the Last Will and Testament of William Odell Jackson, Sr., deceased, and Tina Jackson, and Amber Jackson, nka Amber Franklin, heirs at law of William Odell Jackson, Jr., deceased of record in Instrument No. 20161228-0136268, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 202 Friendship Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Milton H. Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Milton H. Woods, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 30th day of November, 2018.

Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $230,000.00.

Affiant

Sworn to and subscribed before me, this 30th day of November, 2018.

Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston 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: 03/01/2022

Notary's Seal:

