WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169671 **DEEDWARR**
12/03/2018 03:14:59 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20181203-0117768

File No. TE0004696

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Pulecio	NEW OWNER	119-01-0-226.00
(NAME)	(NAME)	
2210 FOX AVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN, 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Juanita Moran, a widow** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Pulecio, an unmarried woman, and Jhon Pulecio, an unmarried man, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 187, OVERHILL CITY AND W. H. FOX SUBDIVISION, as shown on plat of record in Plat Book 332, Page 21, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Calvin Moran, Jr. and wife, Juanita Moran, by Warranty Deed from Nan S. Luffman and Bobby Wayne Luffman and Tonya Luffman, of record in Book 11226, Page 904, in the Register's Office of Davidson County, Tennessee, dated November 24, 1998 and recorded on December 01, 1998. Calvin Moran, Jr having since died on August 15, 2006 leaving Juanita Moran sole owner.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 2210 FOX AVE, NASHVILLE, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 30th day of November, 2018.

Juanita Moran

Juanita Moran

STATE OF Missouri

COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Juanita Moran, the bargainor(s), with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of November, 2018.

LAUREN WALSH
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 18195430
My Commission Expires Jul 4, 2022

Notary Public

My commission expires: July 4, 2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206