WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $198,500.00

Affiant

Subscribed and sworn to before me this 13th day of December, 2018

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jose Luis Resendiz Romero Juan Leonardo Garcia	New Owner	148-01-0-038.00
216 Lucky Drive Drive		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James W. Duncan, Jr, widower**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jose Luis Resendiz Romero and Juan Leonardo Garcia**_____, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 216 on the Plan of Hillbrook, Section II, a plan of which is of record in Book 3300, Page 12, Register's Office for said County.

Said Lot No. 216 fronts 83.5 feet on the northerly side of Lucky Drive and runs back 183.4 feet on the westerly line and 179.1 feet on the easterly line to a dead line in the rear on which it measures 44 feet.

Being the same property conveyed to James W. Duncan, Jr. and wife, Mary A. Duncan from William A. Cole, Jr., and wife, Thelma I. Cole by Warranty Deed on August 16, 1972, of record in Book 4628, Page 239, Register's Office for Davidson County, Tennessee. Said Mary A. Duncan having since died leaving James W. Duncan, Jr. as the surviving tenant.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, which are not due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3277, Page 482 and Book 3286, Page 375, Register's Office for Davidson County, Tennessee.

This is improved property known as: **216 Lucky Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Karen Y Johnson Davidson County
Batch# 174515 DEEDWARR
12/14/2018 04:09:30 PM 2 pgs
Fees: $13.00 Taxes: $734.45
20181214-0122062

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 our hands this December 13, 2018.

James W. Duncan Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James W. Duncan, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 13, 2018

My commission expires 9/20/2022

Notary Public

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Penny L. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/10/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY