Karen Y Johnson Davidson County
Batch# 174554 DEEDWARR
12/17/2018 08:52:20 AM 2 pgs
Fees: $13.00 Taxes: $103.60
20181217-0122106

Return to:
Southern Land Title & Escrow, Inc.
P O Box 217
Nolensville, TN 37135

#1665

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Alma Vargas De Anderson	(NEW OWNER)	Map 052-05-0-
608 Zellwood Drive		Parcel 125.00
LaVergne, TN 37086		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville Road, Ste B, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination or title insurance was performed by the preparer for this conveyance.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **The Reina Family, a Tennessee general partnership,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Alma Vargas De Anderson,** (The "Grantee"), her heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 19 on the Map of the revised Plan of Block "K", Power and Roth's Madison Park Subdivision of record in Book 974, page 38, said Register's Office to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to The Reina Family by Final Decree Confirming Sale dated September 5, 2008 and recorded July 1, 2009 from The Chancery Court for Davidson County, Tennessee of record in Instrument No. 20090701-0061341, said Register's Office.

This conveyance is subject to the following:

1. **2019 Taxes, not yet due and payable.**
2. **Any and all matters of record since no title search was performed prior to this conveyance.**
3. **Any and all matters appearing of record in Plat book 974, page 38, said Register's Office.**

This is unimproved property commonly known as **501 Yale Avenue, Madison, TN 37115.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $28,000.00.

Alma Vargas de Anderson
Affiant

Subscribed and sworn to before me this
29 **day November, 2018.**

Notary public:
My commission expires: 10/30/2022

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind itself, its assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29 day of November, 2018.

THE REINA FAMILY, a Tennessee general partnership

BY: GENERAL PARTNER
JUAN A. REINA, GENERAL PARTNER

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JUAN A. REINA, GENERAL PARTNER OF THE REINA FAMILY, A Tennessee general partnership** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument as general partner of the partnership.

WITNESS my hand and official seal at Nolensville, Tennessee, this 29 day of **November, 2018.**

Notary Public
My Commission Expires: 10/30/2022