Karen Y Johnson Davidson County
Batch# 177108 DEEDWARR
12/21/2018 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $795.13
20181221-0124332

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/27/2021
(AFFIX SEAL)

DANA WARSOP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-1032

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ricardo Ceballos	First Bank	Map: 141060D06800
(NAME) 3139 Harpeth Springs Drive	(NAME) 318 Seaboard Lane; #205	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($214,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TESSA N. JONES, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICARDO CEBALLOS, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 68 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Plat Instrument # 20030213-0019999, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Tessa N. Jones, unmarried woman, by deed from Amie Lyn Middleton F/K/A Amie Lyn Thompson, and spouse, Matt Middleton, of record in Instrument No. 20150601-0050254, dated May 29, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Instrument 20030213-0019999, said Register's Office; (3) Easement to Metropolitan Government of record in Instrument No. 20021217-0155374, said Register's Office; (4) Easement to Comcast of record in Instrument No. 20121114-0104692, said Register's Office; (5) Easement to Sprint of record in Instrument No. 20140114-0003778, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20030205-00160044, Instrument No. 20030303-0027396, Instrument No. 2003018-0020999, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3139 Harpeth Springs Drive, Nashville, TN 37221
(House No.) (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 our hands this 20th day of December, 2018.

Tessa N. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tessa N. Jones, 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 for the purposes therein contained.

Witness my hand and official seal this, 20th day of December, 2018.

My Commission Expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

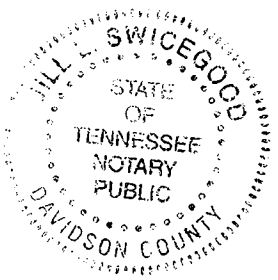
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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