RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-4021

Karen Y Johnson Davidson County
Batch# 178864 DEEDWARR
12/28/2018 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $795.13
20181228-0125888

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT181200520

WARRANTY DEED

JESSICA ALLEN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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: 4-18-2021

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cruz Antonio Reyes and Maria Alba Reyes **7064 South Hampton Blvd** **Nashville, TN 37013**	new owner	**151-10-0A-229.00 CO**

FOR AND IN 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, WE,

Damala McFarlin, married, who acquired title as Damala Dines

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

Cruz Antonio Reyes and Maria Alba Reyes, husband and wife

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 Lot Number 78, on the Plan of Phase 3, Villages of Long Hunter, P.U.D., as shown by plat appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Damala Dines, unmarried by Warranty Deed from Olc South Properties, Inc., dated 10/31/03 and recorded 11/18/03 in Instrument No. 20031118-0168432, Register's Office for Davidson County, Tennessee. Jonathan William McFarlin, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **7064 South Hampton Blvd, Nashville, TN 37013**
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.

Damala McFarlin

Jonathan William McFarlin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Damala McFarlin and Jonathan William McFarlin the bargainor(s) 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 at SMYRNA, Tennessee, this 20th day of December, 2018.

Commission Expires: 4·18·21

Notary Public

PATRICIA L HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Megan M. Trussell, 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.

Megan M. Trussell

State of Tennessee
County of Rutherford

Personally appeared before me, Jessica Allen, a notary public for this county and state, Megan M. Trussell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jessica Allen

My Commission Expires: 04/18/2021