WARRANTY DEED

Karen Johnson Davidson County
Batch# 185868 DEEDWARR
01/18/2019 10:30:50 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190118-0005378

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.6.2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Carlos Alberto Gonzalez and Ana Maria Lagunes Aburto	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
101 Edgebrook Rd (NAME)	(NAME)	03311002300
Goodlettsville TN 37072 (ADDRESS)	(ADDRESS)	
(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, **Marjorie E Wilson,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Carlos Alberto Gonzalez and Ana Maria Lagunes Aburto**, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Blair Manor, of record in Plat Book 3300, Page 32, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Marjorie E. Wilson by virtue of that certain Warranty Deed dated March 6, 2006, and being of record at Instrument No. 20060310-0027857 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property has been used for investment purposes only and never as her primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items at Plat Book 3300, Page 32, Book 3313, Page 396, Book 3315, Page 517, and Book 3317, Page 269 in the Register's Office of Davidson County, Tennessee and all items set out on any applicable plat of record.

This is improved x property, known as 101 Edgebrook Rd. Goodlettsville, TN 37072
(unimproved _)
(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 15th day of January, 2019.

Marjorie E Wilson by Memorie White Attorney in Fact

Marjorie E Wilson
by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ashlee Page, a Notary Public, in and for said State and County, Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Marjorie E Wilson and acknowledged that she executed the same as the free act and deed of the said Marjorie E Wilson.

WITNESS my hand and official seal at office this 15th day of January, 2019.

Ashlee D Page
Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/8/22