WARRANTY DEED

Karen Johnson Davidson County
Batch# 186905 DEEDWARR
01/22/2019 03:52:18 PM 2 pgs
Fees: $13.00 Taxes: $1,254.30

20190122-0006354



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Francisco Garcia Candelario	Bank of America N.A	072 13 0E 001.00
(NAME)	(NAME)	
938 A Strouse Ave	6400 Legacy Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Plano Tx 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Michael Wyse and Ashley Wyse, husband and wife, with rights of survivorship and not as tenants in common**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Francisco Garcia Candelario, 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 A, on the Plan of 938 Strouse Avenue Row Homes, as Established by Declaration of Covenants, Conditions and Restrictions of record in instrument No. 20140718-0064083, and as shown on the Plat recorded as exhibit "C" of said Declaration, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particularly description of said property.

Being the same property conveyed to Michael Wyse and Ashley Wyse, with rights of survivorship and not as tenants in common by Warranty Deed from Keven L. Lightner, a married man as his sole and separate property dated February 19, 2016 and recorded February 24, 2016 as Instrument No. 20160224-0017422, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record*; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.* Inst No. 20140718-0064083, as amended 20150226-0016826

unimproved ☐
This is improved ☒ property, known as 938 A Strouse Ave, Nashville, TN 37206

File Number: FRN-189770SSO

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 11th day of January, 2019

Michael Wyse by Makeysha Sorensen as Attorney in fact
Michael Wyse
By Makeysha Sorensen as Attorney-in-Fact

Ashley Wyse by Makeysha Sorensen as Attorney in fact
Ashley Wyse
By Makeysha Sorensen as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael Wyse, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Michael Wyse, for the purposes therein contained.

Witness my hand and official seal, this the 11th of January, 2019.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-13-22

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ashley Wyse, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Ashley Wyse, for the purposes therein contained.

Witness my hand and official seal, this the 11th of January, 2019.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-13-22

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

File Number: FRN-189770SSO

Prepared by & Return to:
Regency Title & Escrow, LLC
6070 Poplar Ave., Ste. 700
Memphis, Tennessee 38119
901.753.9499 Ofc.