(2) Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 194748 DEEDWARR
02/13/2019 08:49:42 AM 2 pgs
Fees: $13.00 Taxes: $3,274.50

2019-1359

20190213-0013360

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $.885,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of February, 2019.

Notary Public

(Affix Seal)
My Commission Expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Viviana M. Rueda and Michael Hejlesen 865 Fairway Drive Miami Beach, FL 33141	NEW OWNER	115.07-0-034.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Samuel A. Alfrey, Jr., an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Viviana M. Rueda and Michael Hejlesen**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 39 on the Plan of Brook Meade, Section 1, as shown on the plat of record in Plat Book 2133, page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Samuel A. Alfrey, Jr, an unmarried man from Mary Julia Nelson Alfrey, a married woman, by Quitclaim Deed dated February 7, 2019 and recorded _____, in Instrument #20190213-0013350, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 626 Davidson Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 7th day of February, 2019

Samuel A. Alfrey, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Samuel A. Alfrey, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of February, 2019.

Notary Public
My Commission Expires: 6-30-2019

