Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT190100034

Karen Johnson Davidson County
Batch# 197149 DEEDWARR
02/20/2019 11:25:03 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63
20190220-0015359

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $379,900.00

Christy Clark
Affiant

Subscribed and sworn before me this the 19th day of February, 2019.

Gail C. Vincent
Notary Public
My commission expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Amanda R. Urmeneta and Jose Urmeneta 900 Loxley Drive Nashville, TN 37211	Same	173-09-0A 478.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHANNON SCHULZ WEBB, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AMANDA R. URMENETA AND JOSE URMENETA, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 460 on the Plan of Lenox Village, Phase Seven, of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shannon Schulz Webb, a single woman, by deed from Mary Elizabeth Armor, dated 04/17/2014, of record in Instrument No. 20140422-0033621, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 900 Loxley Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 19th day of February, 2019.

Shannon Schulz Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shannon Schulz Webb, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of February, 2019.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY