Karen Johnson Davidson County
Batch# 198827 DEEDWARR
02/25/2019 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $188.70
20190225-0016981

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $51,000.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2019.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4751 Trousdale Dr. Ste. 111
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carlos Pinto	**New Owner**	**03405008600**
210 Alta Loma Road	**Same**	
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Phillip A. Hart, a married man

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

Carlos Pinto and Luz Marina Pinto, 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 No. 3, on the plan of Gregory's unrecorded resubdivision of part of Lot No. 19 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description. Said property described according to a copy of the unrecorded survey made by H. Gee, surveyor, dated February 11, 1959, as follows:

Beginning at a point at the southerly margin of Alta Loma Road at a point 110 feet east of the easterly right-of-way of the L & N Railroad at the corner of Lots No. 2 and 3 on said plan; thence with the line between said lots southerly 227.7 to a point, which is 100 feet east of said railroad right-of-way; thence easterly 50 feet to a point at the common corner of Lots No. 3 and 4 on said plan; thence with the line between said lots, north 227 feet to a point in the southerly margin of Alta Loma Road; thence with the margin of the same, westerly 55 feet to the beginning.

INCLUDED BUT SPECIFICALLY EXCLUDED FROM THE ABOVE:

Beginning at a point on the existing south margin of Alta Loma Road, the northwest corner of this tract; thence with said south margin south 77 degrees 54' east 55 feet to a point; thence south 4 degrees 00' west 0.1 feet to a point; thence in a westerly direction, with a curve to the left having a central angle of 0 degrees 49' 42" radius of 3,799.71 feet, 54.9 feet to a point; thence north 2 degrees 45' east 0.5 feet to the prior point of beginning, and containing approximately 29 square feet.

Being the same property conveyed to Michelle Johnson, an unmarried person, Phil Heart, an unmarried person, by Warranty Deed from Household Financial Center, Inc., dated October 3, 2003, of record in Record Book 20031008-0149249, re-recorded in Instrument No. 20031027-0158115, Register's Office for Davidson County, Tennessee. Michelle Johnson, an unmarried person, and Phil Heart (sic Hart), formerly an unmarried man, now married, conveyed subject property to Phillip A. Hart, a married man, by Quitclaim Deed dated March 22, 2006, of record in Instrument No. 20060327-0034404, Register's Office for Davidson County, Tennessee.

This is investment property of the grantor and not a marital residence, therefore no marital rights exist to be conveyed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 210 Alta Loma Road, Madison, TN 37115.

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 in 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.

Phillip A. Hart Date: 2-22-19

Phillip A. Hart

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Phillip A. Hart, the within named Grantor(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, at office, this 22 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 10-7-2019

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 10-07-2019

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

