Karen Johnson Davidson County
Batch# 198918 DEEDWARR
02/25/2019 04:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190225-0017101

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2771

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of February, 2019

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose Roberto Linares 94 Nance Lane Nashville, TN 37210	NEW OWNER	106-01-0-117.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Tito Garcia

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Roberto Linares

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 situated in Davidson County, Tennessee, and being more particularly described as follows:

Being part of the T.B. Martin Property, as shown on the Plan of record in Plat Book 5060, Page 90, Register's Office for Davidson County, Tennessee, described more particularly as:

Beginning at a concrete monument in the easterly margin of Nance Lane, said point being the southwesterly corner of the property conveyed to Wiley Jackson Greer, et ux, by deed recorded in Book 4860, Page 121, Register's Office for Davidson County; thence with Greer's Southerly boundary line South 67 degrees 22' 12" East 187.50 feet to a point; thence South 23 degrees 32'41" West 101.61 feet to a point; thence North 65 degrees 49'28" West 149 feet to a concrete monument in the Easterly margin of Nance Lane; thence with the same North 01 degrees 52'57" East 104.24 feet to the point of beginning.

Being the same property conveyed to Tito Garcia by Warranty deed from Lawrence W. Fly and wife, Gwiae Smith Fly of record in Instrument No. 20050615-0068131 Register's Office for Davidson County, Tennessee, dated 05/19/2005 and recorded on 06/15/2005. (Value of consideration shown in aforementioned deed $180,000.00.) Being also known as 94 Nance Lane Nashville, Tennessee 37120.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 94 Nance Lane, Nashville, TN 37210

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of February, 2019.

Tito Garcia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tito Garcia** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of February, 2019.

Notary Public
My Commission Expires: _____

(Notary Seal)



True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines**, 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY