RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$144,000.00.**

Affiant

Subscribed and sworn to before me, this the 21 day of FEBRUARY, 2019.

Notary Public

My commission expires: 8-20-2019
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 201336 DEEDWARR
03/04/2019 10:13:45 AM 2 pgs
Fees: $13.00 Taxes: $532.80

20190304-0019326

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HUGO RODRIGUEZ MENA AND KARINA PEREZ FLORES	**HUGO RODRIGUEZ MENA AND KARINA PEREZ FLORES**	**150-03-0-067.00**
117 FRANCES KING DRIVE	**117 FRANCES KING DRIVE**	
SMYRNA, TN 37167	**SMYRNA, TN 37167**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES W. WALLACE AND WIFE, MARILYN A. WALLACE
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HUGO RODRIGUEZ MENA AND KARINA PEREZ FLORES, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 81, as shown on the map entitled the Plan of The Country Subdivision, Section 3, of record in Plat Book 5200, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES W. WALLACE AND WIFE, MARILYN A. WALLACE, by deed from RAS BRESHEARS, JR. AND WIFE, HELEN M. BRESHEARS, of record in Book 9201, page 718, dated December 22, 1993, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 3293 Anderson Road, Antioch, TN 37013.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 ~~28th~~ 27th day of ~~September, 2017.~~ February, 2019

JAMES W. WALLACE

MARILYN A. WALLACE

State of Tennessee
County of Davidson)

On this 27 day of February, 2019, before me personally appeared, **JAMES W. WALLACE AND WIFE, MARILYN A. WALLACE** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

Notary Public

My Commission Expires: 8/20/2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY