Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-30-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division,1531 Hunt Club Blvd. Ste 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yeison Biuler Morales Vasquez	Yeison Biuler Morales Vasquez	134-01-0027.00
(NAME)	(NAME)	
4632 Dowdy Drive	4632 Dowdy Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I **Loretta Luckado**, hereinafter called the **GRANTOR(S),** has bargained and sold, and by these presents do transfer and convey unto **Yeison Biuler Morales Vasquez,** hereinafter called the **GRANTEE(S),** their 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 all of Lot No. 41 on the Plan of Section I, Curreywood Acres, of record in Plat Book 2133, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William C. Luckado and wife Loretta Luckado, by Warranty Deed from Susan D. Wilson and Carol Cauthron, dated 10/04/2001, of record in Instrument No. 20011008-0109154, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Loretta Luckado by QuitClaim Deed from William C. Luckado, dated 02/02/2006, of record in Instrument No. 20060214-0017999, in the Register's Office for Davidson County, Tennessee.

Subject to (1) Taxes for 2019 and subsequent years, a lien not yet due and payable. (2) All matters shown on the plat of record in Book 2133, Pages 109 and 110, in the Register's Office for Davidson County, Tennessee. (3) Covenants, conditions, easements and restrictions of record in Instrument No. 20171025-0109625, in the Register's Office for Davidson County, Tennessee. (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5227, Page 181, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 201633 DEEDWARR
03/04/2019 12:00:50 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20190304-0019523

File No.: 355754
Warranty Deed TN

This is improved ☒ 601 Vinson Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 28th day of February, 2019.

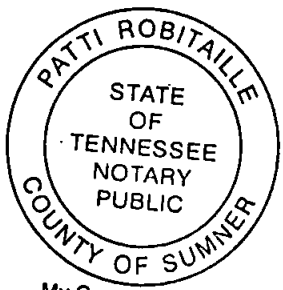
Loretta Luckado

State of Tennessee
County of ~~Sumner~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loretta Luckado, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of February, 2019.

Patti Robitaille
Notary Public:
My Commission Expires: 05/22/2019



RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd, Suite 106
Gallatin, TN 37066