(1)

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3597

Karen Johnson Davidson County
Batch# 202202 DEEDWARR
03/06/2019 10:15:44 AM 2 pgs
Fees: $13.00 Taxes: $860.25

20190306-0020348

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO TN 37129

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $232,500.00

Affiant

Subscribed and sworn to before me, this the 1 day of March, 2019

Notary Public
My Commission Expires: 10/11/22

SAMANTHA BALLARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ericka S Monterroso Pineda Francisco R Palacios Rodriguez 708 Kennington North Nashville, TN 37214	New Owner	108-04-0A-006.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Burch Wood, a married man and Burch S. Wood, a married man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ericka S Monterroso Pineda AND Francisco R Palacios Rodriguez, Tenancy By Entirety,** hereinafter called the Grantee(s), his/her/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 all of Lot No. 6, Villages of Larchwood, Section One, as shown on plat and survey appearing of record in Book 7900, page 106, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Burch Wood and Burch S. Wood by Warranty Deed from Kevin B. Marks and wife, Karen B, Marks, dated June 23, 1998, recorded June 25, 1998, of record in Book 10992, page 511, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **708 Kennington North, Nashville, TN 37214**
The subject property is neither the principal residence of Grantors nor their spouse or any dependent.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of March, 2019.

GRANTOR:

Burch Wood

Burch S. Wood

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Burch Wood and Burch S. Wood, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1 day of March, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY