Karen Johnson Davidson County
Batch# 203451 DEEDWARR
03/07/2019 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20190307-0021177

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this ~~30th~~ 7th day of ~~February~~ MARCH, 2019.

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

Notary Public
My commission expires: OCT 2 0 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Victor Bustillo		162-05-0-112.00
5348 Eulala Dr	New Owner	
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Terry Kemp,*** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Victor L Bustillo, a single man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: *UnMarried

Being Lot No. 187 on the Plan of Hickory Valley Subdivision, Section 1, as of record in Book 4175, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James. R. King, Jr. and wife, Margaret Hayden King, Karen Lynn Folks by Warranty Deed from Karen Lynn Folks, unmarried, dated October 31, 1984, Register's Office for Davidson County, Tennessee. Said Warranty Deed was corrected by Deed of Correction dated March 8, 1985, of record in Book 6507, page 610, Register's Office for Davidson County, Tennessee. Said correction was made to correct the Grantors in deed should have been identified as James R. King, Jr. and wife, Margaret Hayden King.

Being the same property conveyed to Terry L. Kemp by Warranty Deed from James R. King, Jr. dated September 21, 2018 of record as Instrument No. 20181002-0097631, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 5348 Eulala Dr, Nashville, TN 37211

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 heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 28th day of February, 2019.

Terry Kemp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terry Kemp,** the bargainor(s), 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 the 28th day of February, 2019.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2019026137

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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)

