This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019020014

Karen Johnson Davidson County
Batch# 204039 **DEEDWARR**
03/11/2019 08:46:30 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20190311-0021710

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $100,000.00

Sworn to and subscribed before me this 8th day of March, 2019.

Gamaliel Chavez Martinez
Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Gamaliel Chavez Martinez et al.		148-08-0-233.00
139 Chaney Blvd.	New Owner	
LaVergne, TN 37086		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Antonia Lawshea and Floyd F. Lawshea, wife and husband** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gamaliel Chavez Martinez and Antonia Villeda, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section Nine, Terragon Trails of record in Plat Book 5200, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Antonia Lawshea, unmarried by Cash Deed for Tennessee from Secretary of Housing and Urban Development, of Washington, D. C of record in Instrument No. 20080602-0055872 Register's Office for Davidson County, Tennessee, dated May 23, 2008 and recorded on June 02, 2008.

This is improved property known as **4700 Long Branch, Nashville, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 8th day of March, 2019.

Antonia Lawshea

Floyd F. Lawshea

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Antonia Lawshea and Floyd F. Lawshea, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2019.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019