WARRANTY DEED

Karen Johnson
Batch# 206485
03/15/2019 02:35:19 PM
Fees: $13.00 Taxes: $1,369.00

Davidson County
DEEDWARR
2 pgs

20190315-0023978

MILLIGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-05-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda Bayless	new owner	155-08-0C-088.00
(NAME)	(NAME)	
7205 Poplar Creek Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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/we Ramoncito S. Pugao and Myrna M. Pugao, Trustees of the Pugao Revocable Living Trust dated December 11, 2017, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Amanda Bayless, a married woman, hereinafter called the GRANTEE(S), his/her/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. 88 on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, Pages 339 through 347, as amended in Book 7900, Pages 888 and 889, 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 Ramoncito S. Pugao and wife, Myrna M. Pugao by Warranty Deed from William C. Demetree and Lee Chira, dated July 31, 1996 and recorded August 01, 1996 of record in Book 10141, Page 163, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ramoncito S. Pugao and Myrna M. Pugao, Trustees of the Pugao Revocable Living Trust, dated December 11, 2017 by Warranty Deed from Ramoncito S. Pugao and wife, Myrna M. Pugao, dated December 11, 2017 and recorded December 18, 2017 of record in Instrument No. 20171218-0128563, Register's Office for Davidson County, Tennessee.

[Enter Subject To info]

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.

unimproved ☐

This is improved ☐ 7205 Poplar Creek Trace, Nashville, TN 37221

File No.: 351828
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BHHS-19-7205

(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), his/her/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), his/her/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 13th day of March, 2019.

Ramoncito S. Pugao and Myrna M. Pugao, Trustees of the Pugao Revocable Living Trust dated December 11, 2017

By: Ramoncito S. Pugao
Ramoncito S. Pugao, Trustee

Myrna M. Pugao
Myrna M. Pugao, Trustee

State of Florida
County of OSCEOLA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ramoncito S. Pugao and Myrna M. Pugao with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved themselves to be the Trustee of Ramoncito S. Pugao and Myrna M. Pugao, Trustees of the Pugao Revocable Living Trust dated December 11, 2017, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of March, 2019.

Notary Public: JOHN GOLDSBOROUGH
My Commission Expires: FEB 11TH, 2023

JOHN GOLDSBOROUGH
Notary Public - State of Florida
Commission # GG 300758
My Comm. Expires Feb 11, 2023
Bonded through National Notary Assn.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122