WARRANTY DEED

Karen Johnson Davidson County
Batch# 208246 DEEDWARR
03/21/2019 09:25:32 AM 2 pgs
Fees: $13.00 Taxes: $661.93

20190321-0025615

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Orlando Garcia and Ines Maria Hernandez	SWBC	135 16 0 B 018.00 CO
(NAME) 436 Flintlock Court	(NAME) 9311 San Pedro # 100	
(ADDRESS) Nashville, TN 37217	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy-Eight Thousand Nine Hundred And No/100 Dollars ($178,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RANDALL B. SMITH AND SONYA R. SMITH, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ORLANDO GARCIA AND INES MARIA HERNANDEZ, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 18 on the Horizontal Property Regime Private Element Plat of Woodridge (previously erroneously Woodbridge) at Nashboro Village, Nashboro Village -Tract 11, of record in Instrument No. 20021120-0143949, amending Plat Book 4660, page 157, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randall B. Smith and Sonya R. Smith, husband and wife, by Warranty Deed, from Beazer Homes Corp., d/b/a Phillips Builders, dated July 25, 2003, recorded July 31, 2003, of record in Instrument No. 20030731-0109012, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 436 Flintlock Court, Nashville, TN 37217
(House No.) (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 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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 15 day of March, 2019.

Randall B. Smith

Sonya R. Smith

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15 day of March 2019, before me personally appeared Randall B. Smith and Sonya R. Smith, husband and wife, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 15 day of March, 2019.

Commission Expires: My Commission Expires October 21, 2020

Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY