WARRANTY DEED

Karen Johnson Davidson County
Batch# 208250 DEEDWARR
03/21/2019 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20190321-0025622

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pedro Rafael Garcia Moreno	New Owner	073 16-0 008.00
(NAME)	(NAME)	
2435 Vale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Connie L. Greene Stanfill and Steve Stanfill, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Pedro Rafael Garcia Moreno and Rebecca Anne Morris, 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:

BEING Lot No. 92, on the Plan of Sunset View, Section 1, Revised, as shown on plat of record in Plat Book 2663, Page 27 and 28, of, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 92 fronts 128.8 feet on the south side of Vale Lane and runs back 147.8 feet on the west line and 145.7 feet on the east line to a dead line in the rear on which it measures 90.2 feet thereon.

Being the same property conveyed to Clifford Marion Wooten and Connie L. Spain by deed from James C. Miller , only heir-at-law of Ramona D. Miller of record in Book 11495, Page 565, Register's Office for Davidson County, Tennessee and further conveyed to Connie Lynn Wooten (same as Connie L. Spain) by deed from Clifford Marion Wooten of record in Instrument 20041230-0154520, Register's Office, Davidson County, Tennessee.

Steve Stanfill herein joins to convey any and all rights and interest he may have, if any.

This is the same description as in previous deed of record.

Connie Lynn Wooten and Connie L. Spain and Connie L. Greene Stanfill are one in the same person.

Subject to any and all matters and notes on plat of record in Plat Book 2663, Page 27 and 28, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedication Easement for Sanitary Sewers and/or Strom Drainage of record in Book 6377, Page 920, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2435 Vale Lane, Nashville, TN 37214
(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 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.

201903210025622

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

Connie L. Greene Stanfill

Connie L. Greene Stanfill

Steve Stanfill

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Connie L. Greene Stanfill and Steve Stanfill 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 this 8th day of March, 2019.

Notary Public

My Commission Expires: 6-21-21

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

201903210025622

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212