Karen Johnson Davidson County
Batch# 209739 DEEDWARR
03/25/2019 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $958.30
20190325-0026873

WARRANTY DEED

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

O-WG-19-629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Keisy Y Ramirez Reyes and Marvin Joel Valle Trejo	**First Community Mortgage, Inc**	
(NAME)	(NAME)	
629 Whispering Hills Dr.	**262 Robert Rose Drive, Ste 101**	**147-06-0-228.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Murfreesboro, TN 37129**	
(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 consideration, the receipt of which is hereby acknowledged, **ERNEST F. HACKNEY, JR., A SINGLE MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEISY Y RAMIREZ REYES AND MARVIN JOEL VALLE TREJO, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section One, Parkview Estates, of record in Plat Book 3300, Page 87, 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 Ernest F. Hackney, Jr., a single man by Warranty Deed from Gershon Klotwog and Joyce Kay Klotwog, husband and wife, of record in Instrument No. 20141118-0106430, Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 18, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 87, Register's Office for Davidson County, Tennessee;
- Easement(s) as set forth in Book 3465, Page 623, Register's Office for Davidson County, Tennessee. Restrictions in said document have since expired.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **629 Whispering Hills Dr., Nashville, Tennessee 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; 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), 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/our hand(s) this the 21st DAY OF MARCH, 2019.

Ernest F. Hackney, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNEST F. HACKNEY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~22nd~~ 21st of March, 2019.

Notary Public
My Commission Expires: 9/15/2019
(SEAL)

RHONDA GAY RUDD
My Commission Expires
September 15, 2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Madeleine Constantine, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Madeleine Constantine, 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: 01/24/2023

