31770-5

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 212431 DEEDWARR
04/01/2019 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $713.73
20190401-0029301

State of Tennessee
County of ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is **$192,900.00**.

Affiant

Subscribed and sworn to before me, this the ~~29th day~~ 1st of ~~March,~~ April 2019.

OCT 2 0 2020

Notary Public

My commission expires:

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jose Napolean Carias Montoya and Leticia Ramirez Argueta	New Owner	**148-13-0-071-00**
334 Fairlane Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Van T. Gregory, an unmarried woman, as surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Napolean Carias Montoya and Leticia Ramirez Argueta, 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 Lot No. 293 on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Dom Van Nguyen and Van T. Gregory, husband and wife, by Deed dated October 28, 2016 from David B. Ragan, married, of record in Instrument No. 20161031-0114750, Register's Office for Davidson County, Tennessee. The said Dom Van Nguyen died February 7, 2019 vesting said property into Van T. Gregory, as surviving tenant by the entirety.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Plat Book 2331, Pages 145 and 146, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Restrictive Covenants contained in instrument of record in Book 2498, Page 571, and Book 2598 and Page 491, Register's Office for Davidson County, Tennessee.

(3) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable

This is improved property, known as **334 Fairlane Drive, Nashville, TN 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 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.

Witness my/our hand(s) this **29th** day of **March, 2019.**

Van T. Gregory

Van T. Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Van T. Gregory,** the within named seller, 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 and official seal at Nashville, Tennessee, this **29th** day of **March, 2019.**

Notary Public

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/21

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

