WARRANTY DEED

Karen Johnson Davidson County
Batch# 220175 DEEDWARR
04/22/2019 12:06:25 PM 2 pgs
Fees: $13.00 Taxes: $880.60

20190422-0036474

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$238,000.00.**

Affiant

Subscribed and sworn to before me this 16th day of April, 2019.

Notary Public
My Commission expires: 7/6/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Melissa Nicole Gehlbach	New owner	076-05-0-032.00
4924 Leesa Ann Lane		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hector Vazquez**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Melissa Nicole Gehlbach, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 29 on the plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hector Vazquez, from Daryl Spicer and James Deatrick, Jr, by deed on September 11, 2018, of record in Instrument Number 20180914-0091174, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in 4860 Book 43, page Davidson, Register's Office 4938 County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4938, page, 337, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4924 Leesa Ann Lane, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-KU-19-4924

WITNESS our hands this April 16, 2019.

Hector Vazquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hector Vazquez** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 16, 2019

My commission expires 7/8/19

Notary Public

