WARRANTY DEED

Karen Johnson Davidson County
Batch# 221973 **DEEDWARR**
04/25/2019 10:18:48 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20190425-0038114

A-ARG-19-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
David Gal-Chis and Annika Eugenia Maude Gal-Chis	**Highlands Residential Mortgage, Ltd.**	
(NAME)	(NAME)	**106-14-0-105.03**
90 Lyle Ln	**12001 N. Central Expressway, Suite 750**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Dallas, TX 75243**	
(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, **BENJAMIN DUBOSE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID GAL-CHIS AND ANNIKA EUGENIA MAUDE GAL-CHIS, HUSBAND AND WIFE,** 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. 1 on the Plan of Hagan Homesites of record in Plat Book 3106, Page 40, in the 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 Valentin Rivas Crespo and Zenaida Suarez Perez, husband and wife by Warranty deed from Jan Watson, unmarried of record in Instrument No. 20091006-0093017 Register's Office for Davidson County, Tennessee, dated September 25, 2009 and recorded on October 06, 2009.

Being the same property conveyed to Ben DuBose, married by Warranty deed from Valentin Rivas Crespo and Zenaida Suarez Perez, husband and wife of record in Instrument No. 20190122-0005816 Register's Office for Davidson County, Tennessee, dated January 16, 2019 and recorded on January 22, 2019.

**For the purpose of this conveyance the subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 40, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **90 Lyle Ln, Nashville, Tennessee 37210**.

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 22 DAY OF APRIL, 2019.

Benjamin DuBose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN DUBOSE, 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 of April, 2019.

Notary Public
My Commission Expires: 10-7-19
(SEAL)



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