G# 318063

Box 14

Karen Johnson Davidson County
Batch# 224326 **DEEDWARR**
05/01/2019 09:41:46 AM 2 pgs
Fees: $13.00 Taxes: $675.03

20190501-0040219

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,440.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-8-2019

(AFFIX SEAL)

CORYLYN S. PRIEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Joseph Amaral	Wells Fargo Bank (NAME)	135-12-0E-027.00CO
2504 Nashboro Boulevard (ADDRESS)	P.O. Box 51162 (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Los Angeles, CA 90051 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Eduardo and Rocio Living Trust, September 21, 2017, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Luis Joseph Amaral, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 286 AS SHOWN ON A PLAT OF NASHBORO VILLAGE AT FAIRWAY POINT PHASE ONE, TRACT 21, OF RECORD IN BOOK 4600, PAGE 159, AMENDED IN INSTRUMENT NUMBER 20031118-0188332 AND AS NOW INCLUDED IN THE HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENTS, NASHBORO-FAIRWAY POINTE OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROCIO HERNANDEZ AND EDUARDO HERNANDEZ, TRUSTEES OF THE EDUARDO AND ROCIO HERNANDEZ LIVING TRUST DATED SEPTEMBER 21, 2017 BY TENNESSEE QUITCLAIM DEED DATED 10/25/17 FROM ROCIO HERNANDEZ AND EDUARDO HERNANDEZ, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20180328-0028813 AND BY DEED DATED 10/26/06 FROM EDGAR T. BALLARD AND JEANNE L. BALLARD, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20061106-0138097, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNE

THIS CONVEYANCE IS SUUBJECT TO THE 2019 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2504 Nashboro Boulevard, Nashville, TN 37217
(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.

Witness my/our hand(s) this 27th day of April, 2019.

The Eduardo and Rocio Living Trust

WARRANTY DEED
(Continued)

BY: _____
Eduardo Hernandez, Trustee

BY: _____
Rocio Hernandez, Trustee

STATE OF CA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eduardo Hernandez and Rocio Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are the Trustees of The Eduardo Hernandez and Rico Hernandez Trust, and in his capacity as such Trustee, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 27th day of April, 2019.

_____
Notary Public — R. LAITINEN, NOTARY PUBLIC

R. LAITINEN
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2166463
LOS ANGELES COUNTY
My Comm. Exp. October 29, 2020

My Commission Expires:

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072