Karen Johnson Davidson County
Batch# 232510 DEEDWARR
05/21/2019 09:44:33 AM 2 pgs
Fees: $13.00 Taxes: $1,039.70

20190521-0047779

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $281,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of May, 2019.

Kim D Murray NOTARY PUBLIC

My commission expires: 3/28/22

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Alexander Joel Volkmar		128120C02600CO
(NAME)	(NAME)	
1142 Woodbury Falls Court	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		

Warranty Deed

For and in Consideration of the sum of $281,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Agustin Canongo-Vides, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alexander Joel Volkmar, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1142; WOODBURY TOWNHOMES, PHASE 1, as shown on Declaration of Covenants, Conditions and Restrictions in Instrument No. 20060310-0028278, amended at Instrument No. 20080201-0010772, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Agustin Canongo-Vides, an unmarried man by deed from Vastland Northcrest Developement, LLC, a Tennessee limited liabilty company, dated June 18, 2015 and recorded as Instrument No. 20150619-0058700, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 1142 Woodbury Falls Court, Nashville, TN 37221.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

PREPARED BY
BANKERS TITLE ~~SOLUTIONS~~ ~~GROUP~~ ~~CORP~~
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of May, 2019.

Agustin Canongo-Vides

STATE OF CA
COUNTY OF Orange

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

Witness my hand and official seal, this the 16 day of May, 2019.

Notary Public
My Commission Expires: 1/7/20

DIANA V. NGUYEN
COMM. # 2103203
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
Comm. Exp. JAN. 7, 2020

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122