THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520460** Karen Johnson Davidson County Batch# 236147 DEEDWARR 05/30/2019 08:35:06 AM 2 pgs Fees: $13.00 Taxes: $802.90 20190530-0050976	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $217,000.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2019. Notary Public My Commission Expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner: Ignacio Rayo Garcia and Petra Garcia Montoya 113 Lindy Murff Ct Antioch, TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162-10-072.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Buu-Khanh Tran and Thuy Thu Tran, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ignacio Rayo Garcia and Petra Garcia Montoya, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Brookview Estates, Section I, as of record in Book 4460, Page 103, 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 Buu-Khanh Tran and wife, Thu-Thuy Tran by Warranty Deed from William R. Davis, Jr., and wife, Janice W. Davis, recorded on the 17th day of August, 2000 in Instrument No. 20000817-0081605, in the Register's Office of Davidson County, Tennessee.

Thu-Thuy Tran and Thuy Thu Tran being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKVIEW ESTATES, SECTION I, as recorded in Plat Book 4460, Page(s) 103.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4636, Page 317.

This is improved property located at 608 Brook Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 2019.

Buu-Khanh Tran

Thuy Thu Tran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Buu-Khanh Tran and Thuy Thu Tran, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2019.

Notary Public

My Commission Expires: _____

