WARRANTY DEED

Karen Johnson Davidson County
Batch# 243626 **DEEDWARR**
06/17/2019 08:31:49 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20190617-0057644

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-050825

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allcustomhome, LLC, a Tennessee limited liability company	new owner	
(NAME)	(NAME)	119-02-0-186.00
901 Weatherside Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety-Five Thousand And No/100 Dollars ($195,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NESTOR MONTIEL-ARAGON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLCUSTOMHOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 166 on the Plan of Part of the W. C. Miller Home Place, Sterling Heights, Section Five of record in Plat Book 1835, Page 37, 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 Nestor Montiel-Aragon by Special Warranty deed from Fannie Mae a/k/a Federal National Mort age Association of record in Instrument No. 20121113-0104277 Register's Office for Davidson County, Tennessee, dated November 09, 2012 and recorded on November 13, 2012.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-S-19-71

unimproved ☐
This is improved ☒ property, known as 71 Glenrose Avenue, Nashville, TN 37210
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Nestor Montiel-Aragon this 10th day of June, 2019

Nestor Montiel-Aragon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the ~~7th~~ 10th day of June, 2019, before me personally appeared Nestor Montiel-Aragon, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~7th~~ 10th day of June, 2019.

Jamie Ivey
Notary Public

My Commission Expires: 01-24-23

(SEAL)

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY