Karen Johnson Davidson County
Batch# 244710 DEEDWARR
06/18/2019 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20190618-0058472

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2019.

Notary Public

My commission expires: 12-18-22

ELIZABETH J BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James J. Meade, III	~~New Owner~~ Pinacle Bank	**Map/Parcel: 165-09-0-A-062.00CO**
1936 Port James Circle	150 3rd Ave S #1000	
Antioch, TN 37013	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Elena Esperanza Leiva Solorzano, Noe Antonio Leiva Solorzano and Aura Lila Leiva Solorzano (also being known as Aura Lila Leiva de Barrios), being the sole heirs-at-law of Vennancio A. Leiva**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James J. Meade, III, unmarried man**

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. 76 on the Plan of Section Two, Lakewood Village of record in Instrument No. 200002150015148 [being incorrectly referenced on the prior deed as 2000021500151148], Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Venancio A. Leiva, an unmarried person, by Warranty Deed, from Jason Y. Baker and Tamara D. Baker, dated March 28, 2006 of record in Instrument No. 20060403-0037366, Register's Office for Davidson County, Tennessee. Venancio A. Levia having died April 23, 2016, and the property is now vested in Elena Esperanza Leiva Solorzano, Noe Antonio Leiva and Aura Lila Leiva Solorzano, heirs-at-law, Docket No. 16P1573, Davidson County Circuit Court (Probate Division), Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Instrument No. 200002150015148, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10453, Page 41, amended in Book 11425, Page 410 and Book 11512, Page 714, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 11421, Page 342, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 9700, Page 464, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10951, Page 684, Register's Office for DAVIDSON County, Tennessee.
Easement to Tennessee Telephone Company of record in Instrument No. 200008240083642, Register's Office for DAVIDSON County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1936 Port James Circle, Antioch, TN 37013.

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 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 11 day of June, 2019.

Elena Esperanza Leiva Solorzano

Noe Antonio Leiva Solorzano

Aura Lila de Barrios

Aura Lila Leiva Solorzano (also being known as Aura Lila Leiva de Barrios)

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, a Notary Public of said County and State, Elena Esperanza Leiva Solorzano, Noe Antonio Leiva Solorzano and Aura Lila Leiva Solorzano, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of June, 2019.

Notary Public

My Commission Expires: 02/23/2021

JOANN C. MATHISON
MY COMMISSION # GG 071024
EXPIRES: February 23, 2021
Bonded Thru Notary Public Underwriters

File #: **190199JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

