WARRANTY DEED

Karen Johnson Davidson County
Batch# 245827 DEEDWARR
06/19/2019 04:14:41 PM 2 pgs
Fees: $13.00 Taxes: $821.40

20190619-0059263

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $222,000.00.

Affiant

Subscribed and sworn to me on 06/14/19.

NOTARY PUBLIC
My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mark S Vermillion 3910 Burrus St Nashville, TN 37216	new owner	061 15 0 019.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David Carrillo, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mark S Vermillion , hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Southerly one-half of Lot No. 61, on the Plan of Maplewood Home Tract, of record in Book 421, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said Lot No. 61 fronts 50 feet on the Easterly margin of Burrus Street and extends back between parallel lines 225 feet to a dead line in the rear.

Being the same property conveyed by Warranty Deed from Benjamin S. Chiles, married to David Carrillo, unmarried man, as recorded on the 1st day of June, 2017 in Instrument No. 20170601-0054533 and Warranty Deed from Dwight E. Moore and Pearlie M. Moore, a married couple to Benjamin S. Chiles, unmarried, as recorded on the 3rd day of November, 2006 in Instrument No. 20061103-0137066, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3910 Burrus St, Nashville, Tennessee 37216.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-193910

Witness my hand this 06/14/19

David Carrillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/14/19, before me personally appeared, David Carrillo, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 06/14/19

NOTARY PUBLIC

My Commission Expires: 11-08-2021

