Karen Johnson Davidson County
Batch# 247726 DEEDWARR
06/24/2019 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20190624-0060898

WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Antonia Cabanas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Antonia Cabanas and Pablo Duran	Antonia Cabanas and Pablo Duran	026-14-0-013.00
(NAME)	(NAME)	
642 Wade Circle	642 Wade Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Leonard W. Ballou and wife, Geneiva W. Ballou and Thomas F. Moberg and wife, Sheila A. Moberg**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Antonia Cabanas and Pablo Duran**, hereinafter called the GRANTEE(S), their 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 the Westerly part of Lot No. 28 on the plan of TERRA VIEW (REVISED) SUBDIVISION, of record in book 1424, page 4, Register's Office for Davidson County, Tennessee, particularly described as follows:

Said part of said lot No. 28 fronts 100 feet on the south side of wade Circle, South, and runs back between lines, 158 feet 3 inches on the west line and 145 feet more or less on the east line, to a dead line, on which it measures 64 feet.

Being the same property conveyed to Leonard W. Ballou d/b/a Ballou Construction Company by Warranty Deed from Richard H. Grisham and wife, Martha J. Grisham, dated 10/08/1985 and recorded 10/04/1985, of record in Book 6676, Page 911, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leonard W. Ballou and wife, Geneiva W. Ballou and Thomas F. Moberg and wife, Sheila A. Moberg by Quitclaim Deed from Leonard W. Ballou d/b/a Ballou construction Company and wife, Geneiva W. Ballou, dated 10/09/1987 and recorded 11/05/1987, of record in Book 7396, Page 621, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 642 Wade Circle, Goodlettsville, TN 37072

(House Number) (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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 14th day of June, 2019.

Leonard W. Ballou

Geneiva W. Ballou

Thomas F. Moberg

Sheila A. Moberg

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard W. Ballou, Geneiva W. Ballou, Thomas F. Moberg, and Sheila A. Moberg, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of June, 2019.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019