TN1912031

WARRANTY DEED

Karen Johnson Davidson County
Batch# 250600 DEEDWARR
07/01/2019 10:14:49 AM 2 pgs
Fees: $13.00 Taxes: $788.10
20190701-0063426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/3/22
(AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC COUNTY OF DAVIDSON STATE OF TENNESSEE 4-13-2022

THIS INSTRUMENT WAS PREPARED BY:
Richard Northcutt, Metropolitan Escrow, Inc., 217 Fifth Ave S, Nashville, TN 37217

File No.: 19-0412

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robyn Schlagheck	New	#: 164160A08600
(NAME) 1708 Birdsong Chase	(NAME) Owner	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTEEN THOUSAND AND NO/100 DOLLARS ($213,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MAURICIO VILLALOBOS AND WIFE, ALMA CRISTINA HERNANDEZ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBYN SCHLAGHECK,

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:

BEING Lot No. 50, Meadow Woods, Section Four (4) recorded in Instrument #20010605-0058115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mauricio Villalobos, married, by Quitclaim Deed from Jorge Torres Delatorre, married, of record in Instrument No. 20190514-0044993, dated May 13, 2019, Register's Office for said County. And being the same property conveyed to Mauricio Villalobos, unmarried, and Jorge Torres Delatorre, unmarried, joint tenants with right of survivorship, by deed from Jerry Butler Builders, LLC, of record in Instrument 20020402-0040095, dated March 26, 2002, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010605-0058115, said Register's Office.

Storm Water Detention Agreement in Book 11387, page 931, said Register's Office.

Easement to Tennessee Power Co. in Book 478, Page 38, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10666, Page 748, amended in Book 10788, Page 10; Instrument 20000524-0051988; Instrument 20010830-0094506; Instrument 20010911-0098356, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1708 Birdsong Chase, Antioch, TN 37013
(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.

Witness our hands this 24th day of June, 2019.

Mauricio Villalobos

Alma Cristina Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mauricio Villalobos and Alma Cristina Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of June, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.