STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-5269

Karen Johnson Davidson County
Batch# 251430 DEEDWARR
07/02/2019 09:54:05 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20190702-0064352

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin Rodolfo Henriquez and Blanca J. Henriquez (NAME)	SWBC Mortgage (NAME)	133-10-0-018
3736 Tibbs Drive (STREET ADDRESS)	213 Overlook Circle, A-4 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Rafael Monge-Lopez and Maria Monge-Lopez, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Rodolfo Henriquez, an unmarried man and Blanca J. Henriquez, an unmarried woman, as tenants in common with right of survivorship**, 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. 19 and a reserved parcel to the rear of Lots Nos. 18 and 19, Leonard Heights, as shown of record in Book 2330, Page 15 and as amended in Book 2485, Page 231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rafael Monge-Lopez and Maria Monge-Lopez, husband and wife by Deed dated September 14, 2007, recorded September 20, 2007, in Instrument Number 20070920-0112550, in the Register's Office of Davidson County, Tennessee. See also deed of record in Book 3466, Page 617, dated February 2, 1962, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 2330, Page 15 and amended in Book 2485, Page 231, Register's Office for Davidson County, Tennessee.

2. Unmarketability of Title related to property at rear of Lot Nos. 18 and 19 identified on plat of record in Plat Book 2330, Page 15 as reserved parcel, Register's Office for said County.

3. Restrictions as recorded in Book 2346, Page 291, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3736 Tibbs Drive, Nashville, TN 37211.

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. Whenever 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 27th day of June, 2019.

Rafael Monge-Lopez

Maria Monge-Lopez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2019, before me personally appeared Rafael Monge-Lopez and Maria Monge-Lopez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of June, 2019.

TODD SCOTT SMITH SOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires: 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066