Karen Johnson Davidson County
Batch# 257371 DEEDWARR
07/16/2019 10:01:50 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20190716-0069330

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1383

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of July, 2019

Notary Public

Commission Expires: 9-6-22

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

PREPARED BY:
BANKERS TITLE & ESCROW CO
3310 WEST END AVE.
NASHVILLE TN 37203

RETURN T

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Chavez 306 Fairbanks Road Goodlettsville, TN 37072	Chevron Federal Credit Union PO Box 2069 Oakland, CA 94604	033-11-0-012.00

WARRANTY DEED

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, I,

Juan O. Gomez Marin, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Chavez

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. 27 on the Plan of Blair Manor of record in Book 3300, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Juan O. Gomez Marin, an unmarried individual by Warranty Deed from Anna-Maria Williams and Larry F. Frazer, wife and husband, as joint tenants with right of survivorship and not as tenants in common of record in Instrument No. 20150604-0052520, Register's Office for Davidson County, Tennessee, dated June 04, 2015 and recorded on June 04, 2015. (Value of consideration shown in aforementioned deed $150,000.00.) Being also known as 306 Fairbanks Road, Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 306 Fairbanks Road, Goodlettsville, TN 37072

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Elizabeth Tomas Castañeda, spouse of Juan O. Gomez Marin, joins in this conveyance for the purpose of quitclaiming any and all interest, including marital interest that she may have in this property.

Dated this the 8th day of July, 2019.

Juan O. Gomez Marin

Elizabeth Tomas Castañeda

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Juan O. Gomez Marin and Elizabeth Tomas Castañeda** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of July, 2019.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

