This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4276

Karen Johnson Davidson County
Batch# 262243 DEEDWARR
07/25/2019 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,150.70
20190725-0073227

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $311,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2019

Notary Public
My Commission Expires: 10-7-19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Francisco Flores 14222 Old Hickory Boulevard Antioch, TN 37013	New Owner	181-00-0-162.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Patricia A. Ward and husband, Franky C. Ward**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Francisco Flores, a married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 2 on the Plan of the division of the W. H. Wisener property, dated June 26, 1979, and recorded in Book 5190, Page 328, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northerly margin of Old Hickory Blvd., said point being the common front corners of this tract and land conveyed to William B. Tucker by deed of record in Book 5388, Page 624; thence with the margin of said road along a curve to the right, having a radius of 587.66 feet, Northwestwardly 477.42 feet, as measured along said curve of said road, to a point; thence North 50 degrees 20' 18" East 577.25 feet to point; thence South 2 degrees 11' 39" West, with the common boundary of the said Tucker land, 560.72 feet to the point of beginning, containing 3.11 acres, more or less.

Being the same property conveyed to Patricia A. Ward and husband, Franky C. Ward by Warranty Deed from Giovanni Jacob and wife, Marvell Jacob, recorded on the 1st day of March, 2005 in 20050301-0022658, as re-recorded in Instrument No. 20050328-0032449, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **14222 Old Hickory Boulevard, Antioch, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 2019.

GRANTOR:

Patricia A. Ward

Franky C. Ward

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia A. Ward and Franky C. Ward, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of July, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-2021

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston 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: 03-08-2021

Notary's Seal: