Karen Johnson Davidson County
Batch# 265280 DEEDWARR
08/01/2019 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $658.60
20190801-0076175

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 210
Franklin, TN 37064
File # 324547

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF ~~JUNE~~, 2019.

July

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SIDWELL & BARRETT, P. C.
Stewart Title Company Tennessee Division, 121 First Ave. S, Franklin, TN 37064 ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnnie N. Damron	New Owner	13614018400
(NAME)	(NAME)	
208 Upwind Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, I, Patricio Gonzalez , married, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Johnnie N. Damron, a married man hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Real Property located in the Twentieth Civil District of Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section Five, Harbor Gate, of record in Plat Book 6200, Page 400, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patricio Gonzalez by Quitclaim Deed from Maria M. Abreu, dated September 17, 2008 and recorded March 05, 2009 of record in Instrument No. 20090305-0019706, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 6200, Page 400, in the Register's Office for Davidson County, Tennessee.

Easement recorded in Book 2292, Page 54 in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement recorded in Book 5300, Page 909 in the Register's Office of Davidson County, Tennessee.

Easement recorded In Book 6422, Page 45 in the Register's Office of Davidson County, Tennessee

Covenants, conditions, restrictions and easements, if any, recorded as Book 6886, Page 676, in the Register's Office for Davidson County, Tennessee, t

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 ☒ 208 Upwind Court, Nashville, TN 37217

(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), his/her/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), his/her/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 26th day of June, 2019.

Patricio Gonzalez

State of Florida
County of Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricio Gonzalez, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of June, 2019.

Notary Public:
My Commission Expires: 5/20/23

Notary Public State of Florida
Madeleine Perez
My Commission GG 336531
Expires 05/20/2023

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

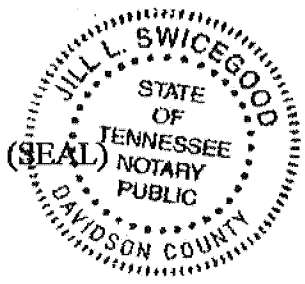
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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