WARRANTY DEED

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0646

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose A. Fuentes and Florentina Fuentes, husband and wife		Map: 15003023700
(NAME) 3521 Gondola Dr.	(NAME) ← Same	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 271756 **DEEDWARR**
08/15/2019 10:12:03 AM 2 pgs
Fees: $13.00 Taxes: $621.23

20190815-0081675

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-SEVEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($167,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM G. RUSSELL AND WIFE, MARY ANN RUSSELL,

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

JOSE A. FUENTES AND FLORENTINA FUENTES, HUSBAND AND WIFE,

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. 115A on the Zone Lot Division of Lots 115 and 116, Section Two-A, of Chelsea of Priest Lake, as of record in Book 6250, Page 423, as amended in Book 6900, Page 2, Register's Office for Davidson County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to William G. Russell and wife, Mary Ann Russell, by Quitclaim deed from William Dylan Russell and wife, Angelica Russell, of record in Instrument No. 20190612-0056458, dated June 11, 2019, Register's Office for said County. See also Quitclaim Deed of record in Instrument Number 20190329-0028691 and Warranty Deed of record in Instrument Number 20170327-0029541, said Register's Office.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 423, amended in Book 6900, Page 2, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6298, Page 539, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3521 Gondola Dr., 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 13th day of August, 2019.

William G. Russell

Mary Ann Russell

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 William G. Russell and Mary Ann Russell, 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, 13th day of August, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.