Karen Johnson Davidson County
Batch# 274265 DEEDWARR
08/21/2019 07:45:29 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20190821-0083681

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Samuel Romero-Popoca
374 Brewer Drive
Nashville, TN 37211

SEND TAX BILLS TO
new owners

MAP/PARCEL
161-08-0-049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MORGAN ERO, JR., AN UNMARRIED MAN** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **SAMUEL ROMERO-POPOCA AND MELISSA ROMERO, HUSBAND AND WIFE** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28, as shown on the map entitled Southwood, of record in Plat Book 2663, pages 125-126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MORGAN ERO, JR., AN UNMARRIED MAN, by deed from MELISSA STARR PERRY NOW KNOWN AS MELISSA STARR VAN HOFF AND HUSBAND, JON PATRICK VAN HOFF, of record in Instrument No. 20170413-0036189, dated April 12, 2017, said Register's Office.

This is improved property known as: 374 Brewer Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Book 2663, Page 125, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-ELAMA374

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 15th day of August, 2019.

MORGAN ERO, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared MORGAN ERO, JR. , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 15th day of August, 2019.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$300,000.00.**

Sworn to and subscribed before me this 15 day of August, 2019.

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY