WARRANTY DEED

Karen Johnson Davidson County
Batch# 275085 **DEEDWARR**
08/22/2019 10:12:44 AM 2 pgs
Fees: $13.00 Taxes: $4,162.50

20190822-0084480

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2019.

Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC, 513 3rd Ave South, Nashville, TN 37210

File No.: AGL-19-0036-RES

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ignacio De la Huerta and Irina De la Huerta , Husband and Wife	Ignacio De la Huerta and Irina De la Huerta , Husband and Wife	118-01-0-159.00
(NAME) 1106 Paris Ave.	(NAME) 1106 Paris Ave.	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars and No Cents ($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, **SCOTT ALEXANDER GREENWOOD AND MELISSA GREENWOOD, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **IGNACIO DE LA HUERTA AND IRINA DE LA HUERTA , HUSBAND AND WIFE**, 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 Davidson County, Tennessee, being Lot No. 63, Map of Dr. L.G. Noel's Second Subdivision of Idlewild, as shown on plat of record in Plat Book 332, Page 77, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Scott Alexander Greenwood and Melissa Greenwood, husband and wife, by Warranty Deed from William H. Smallman, married, dated October 10, 2013, and recorded on October 11, 2013, in Instrument No. 20131011-0106688, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property known as 1106 Paris Ave., Nashville, TN 37204

(House No.) (Street) (City or Town), (State) (Postal Zip)

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

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 my/our hand(s) this 16th day of August, 2019.

Scott Alexander Greenwood

Melissa Greenwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th of August, 2019, before me, the undersigned Notary Public, personally appeared Scott Alexander Greenwood and Melissa Greenwood, husband and wife, known to me (or proved to me on the basis of satisfactory evidence) to be the person or person(s) who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of August, 2019.

Notary Public
My Commission Expires: 5/5/22
(SEAL)

