Karen Johnson Davidson County
Batch# 276630 DEEDWARR
08/27/2019 08:14:35 AM 2 pgs
Fees: $13.00 Taxes: $1,054.13

20190827-0085941

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $284,900.00.

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2019.

Notary Public

My commission expires: _____

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Solomon Parks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Omar Arevalo Becerra and Carolina Villegas	NEW OWNER	**149-07-0A-019.00-CO**
733 Dover Glen Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lucian Barbu and wife, Regina Barbu

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Omar Arevalo Becerra and Carolina Villegas, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section 1, Chelsea Village, a Portion of Piccadilly, Section 2 P.U.D. of record in Plat Book 7900, Page (s) 119 through 121, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Lucian Barbu and wife, Regina Barbu by Special Warranty deed from Deutsche Bank National Trust Company of record in Instrument No. 20070726-0088932 Register's Office for Davidson County, Tennessee.

This is improved property known as **733 Dover Glen Drive, Antioch, TN 37013.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BR-19-733

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves and their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of August, 2019.

Lucian Barbu

Regina Barbu

STATE OF TENNESSEE,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lucian Barbu and Regina Barbu, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of August, 2019.

Notary Public
My Commission Expires: _____

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Comm. Expires
September 30, 2019

Solomon Parks File No. 19-000214-524