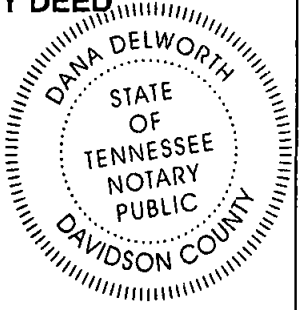
WARRANTY DEED



Karen Johnson Davidson County
Batch# 281653 DEEDWARR
09/05/2019 04:00:02 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20190905-0089906

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2019

Notary Public

MY COMMISSION EXPIRES. 3/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARIA DE LOS ANGEL MELENDEZ DE OLIVA and RAUL OLIVA ALFARO, wife and husband	NEW OWNER	16514002800
(NAME)	(NAME)	
1401 Chutney Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Doyle McGhee, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto ~~**Raul Olivia Alfaro and Maria D. Melendez de Olivia**~~, 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:

MARIA DE LOS ANGEL MELENDEZ DE OLIVA and RAUL OLIVA ALFARO, wife and husband

Land in Davidson County, Tennessee being Lot No. 79 on the plan of Peppertree Forest, Section 11, of record in book 8250, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Doyle McGhee and wife, Leta E. McGhee, by deed of record in Book 8866 , Page 915 and rerecorded in Book 8885, Page 743, Register's Office for County, Tennessee. Leta E. McGhee having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1401 Chutney Court, Antioch, TN 37013
(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 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.

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 8250, Page 118, 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 #: JM-BR-19-1401

Witness my/our hands this 30th day of August, 2019.

Doyle McGhee

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Doyle McGhee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2019.

KRISTIN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

Notary Public
My Commission Expires:

File No.: 14144