Karen Johnson Davidson County
Batch# 282124 DEEDWARR
09/06/2019 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20190906-0090160

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2019. Notary Public
(Notary Stamp)	My commission expires: 4/1/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ana Libia Martinez Castro and Miguel Arredondo Lopez	Ana Libia Martinez Castro and Miguel Arredondo Lopez	060-03-0-060.00
3132 Larkspur Drive	3132 Larkspur Drive	
Nashville, TN 37207	Nashville, TN 37207	

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, I,

William N. Hayes, Vanessa E. Hayes, Julian A. Hayes and Bridget A. Hayes, being the sole heirs of the estate of William N. Hayes

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

Ana Libia Martinez Castro and husband, Miguel Arredondo Lopez

(hereinafter called the "Grantee"), his 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. 41 on the Plan of Oak Park Subdivision Section One of record in Plat Book 3600, Page 84, in the Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 41 fronts 89 feet on the Northwesterly side of Larkspur Drive and extends back 220 feet on the Northeasterly line and 220 feet on the Southwesterly line to the Southeasterly margin of the right-of-way of Interstate I-65 measuring 92.64 feet thereon.

Being the same property conveyed to William N. Hayes, unmarried by Warranty deed from Margaret W. Hutson, widow of record in Book 8189, page 315, Register's Office for Davidson County, Tennessee, dated August 31, 1990 and recorded on September 05, 1990.

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This is improved property known as **3132 Larkspur Drive, Nashville, TN 37207.**

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is 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 himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 21st day of August, 2019.

William N. Hayes

Julian A. Hayes

Vanessa E. Hayes

Bridget A. Hayes

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 N. Hayes and Vannessa E. Hayes, and Julian A. Hayes and Bridget A. Hayes, 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 21st day of August, 2019.

Notary Public
My Commission Expires: 4.17.23

SolomonParks File No. 19-000170-526

SP 11/2015

True Copy Certification

I, Gregory D. Vadner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-19-20

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County