Karen Johnson Davidson County
Batch# 282140 DEEDWARR
09/06/2019 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $761.46
20190906-0090182

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $205,800.00

Affiant

Subscribed and sworn to before me, this 6th day of September, 2019.

Notary Public

My commission expires: 11-30-2020

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE MY COMM. EXP. NOVEMBER 30, 2020 COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melodie Garner	**NEW OWNER**	**081060A01500CO**
1907 28th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Stephanie Garcia-Barahona, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melodie Garner, a married woman

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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Re-Subdivision of the Remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the East part of Lot 10 of the Harding Bosley Tract, of record in Instrument No. 20030516-0067328 and revised Instrument No. 20031014-0151915, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Garcia-Barahona, married, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated January 3, 2013, of record in Instrument No. 20130104-0001326, Register's Office for Davidson County, Tennessee. Jesus Barahona joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 2638, page 413, said Register's Office.

Right of Way Agreement of record in Book 1450, page 514, said Register's Office.

Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers, of record in Book 4982, page 94 and Book 4982, page 98, said Register's Office.

Matters contained in instrument of record in Book 7675, page 468, and Book 8320, page 175, said Register's Office.

Agreement for Dedication of Easement, Water Mains and Appurtenances, of record in Book 9027, page 188, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1907 28th Avenue North, Nashville, TN 37208.

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 in 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.

Stephanie Garcia-Barahona Date: 09-05-19
Stephanie Garcia-Barahona

Date: 09-05-19
Jesus Barahona

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Stephanie Garcia-Barahona and Jesus Barahona, the within named Grantor(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.

Witness my hand, at office, this 5TH day of SEPTEMBER, 2019.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/6/22

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

