B0436

WARRANTY DEED

Karen Johnson Davidson County
Batch# 282264 DEEDWARR
09/06/2019 03:47:35 PM 2 pgs
Fees: $13.00 Taxes: $524.26

20190906-0090352

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 141,693.00.

Humberto Nunez.
Affiant

Subscribed and sworn to me on September 6, 2019.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32801

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gregorio Flores 2630 Forest View Drive Antioch, TN 37013	Gregorio Flores 133 Antioch Pike Nashville, TN 37211	150-05-19

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jose Antonio Nunez Munoz, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Gregorio Flores, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Section One, Forest View Park, of record in Book 3700, pages 109 and 110, in the Register's Office for Davidson County, Tennessee,

Said Lot No. 234 fronts 82.0 feet on the northwesterly margin of Forest View Drive and extends back 158.0 feet on the northeasterly line and 153.45 feet on the southwesterly line to a dead line in the rear measuring 97.67 feet thereon.

Being the same property conveyed to Humberto Nunez, unmarried, and Forrest Cartwright, unmarried, as tenants in common, by Warranty Deed from Jacquelyn Bradley and Martha White of record as Instrument No. 20120423-0034631 in the Register's Office for Davidson County, Tennessee.

Further being conveyed to Jose Antonio Nunez Munoz by Quitclaim Deed from Humberto Nunez, unmarried and Forrest Cartwright, unmarried as tenants in common, dated June 28, 2016 and recorded June 28, 2016, as Instrument No. 20160628-0065895, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictive Covenants of record in Book 4115, page 674, in said Register's Office.

This property is also known as improved property located at 2630 Forest View Drive, Antioch, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 6th day of September, 2019.

Jose Antonio Nunez Munoz
by Humberto Nunez, Attorney in Fact.

Jose Antonio Nunez Munoz
By: Humberto Nunez, Attorney In Fact

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 Humberto Nunez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jose Antonio Nunez Munoz, as his Attorney in Fact, as the free act and deed of the within named Jose Antonio Nunez Munoz.

Witness my hand and official seal on September 6, 2019.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021