Name and Address of New Owner:
Elizabeth A. Vargas
6200 Banbury Station Road
Brentwood, TN 37027

Send Tax Bills To:
Elizabeth A. Vargas
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 283999 DEEDWARR
09/11/2019 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190911-0091888

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 172-09-0A-001.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Galileo Moreno**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Albina Vargas and Luis Daniel Vargas, wife and husband** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 1 on the plan of the Resubdivision of Lots 2 and 35, Third Revision of Section One, Banbury Crossing, a Planned Unit Development as of record in Book 9700, page 742, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Galileo Moreno, by Warranty Deed from Joseph M. Tichenor and wife, Joan J. Tichenor, dated November 8, 2017, of Record Instrument No. 20171113-0116329, Register's office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2019 and subsequent years; All matters as shown on the plan of record in Book 9700, Page 742, Covenants, Conditions and Restrictions in Book 10369, Page 48, Book 10962, Page 516, Book 11218, Page 180, Book 10970, Page 943, Instrument Number 200105230053234, 200206100070239 and 200307280105031, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 6200 BANBURY STATION ROAD, BRENTWOOD, TN 37027

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29 day of August, 2019.

_____(SEAL)
Galileo Moreno

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

On this 29 day of August, 2019, before me personally appeared Galileo Moreno, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of August, 2019.

_____
Notary Signature
My commission expires: 01.04.2021

TERESA FREDETTE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~RUTHERFORD~~ DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 29 day of August, 2019.

_____
Notary Public
My commission expires: 01.04.2021
File No. 2019-272

TERESA FREDETTE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2021

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Jim Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

