WARRANTY DEED

Karen Johnson Davidson County
Batch# 284389 DEEDWARR
09/11/2019 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20190911-0092050

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF SEPTEMBER, 2019

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

COMMISSION EXPIRES: TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ulises Mendoza Hernandez	New Owner	
(NAME)	(NAME)	
2340 Spring Branch Dr		02616005900 and 02616005800
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Duane E. Harrison and Donna L. Harrison, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ulises Mendoza Hernandez, a single man & Maria Beatriz Hernandez, a married woman--, HEREINAFTER CALLED THE GRANTEE, HIS/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: A Tract of land lying in Davidson County, Tennessee, BEING a portion of 106, more or less, acre tract as of record in Book 2300, page 87, Registers Tennessee, described as follows:

BEGINNING at an iron pin on the westerly margin of the proposed extension of Spring Branch Road, said point lying along a curve having a radius of 625.00 feet, 117.70 feet north of an existing concrete monument, said monument being the northeast corner of Lot No. 17 on the Plan of North Hill Estates as of record in Book 3842, page 77, Registers Office for Davidson County, Tennessee; thence leaving said westerly margin north 63 deg. 25' 33" west 666.92 feet to an existing concrete monument, said monument further described as being in the rear of Lot No. 8 on the Plan of North Hill Estates, as of record in Book 3300, page 18, Registers Office for Davidson County, Tennessee; thence north 45 deg. 21' east 2.00 feet to an iron pin in Bryant's northerly line; thence along D.B. Bryant's northerly line north 53 deg. 27' 55" west 145.30 feet to an iron pin; thence north 36 deg. 22' east 128.60 feet to an iron pin; thence north 68 deg. 48' 40" east 321.09 feet to an iron pin; thence south 77 deg. 12' east 200.00 feet to an iron pin; thence south 44 deg. 54' 30" east 465.00 feet to an iron pin in the westerly margin of the proposed extension of Spring Branch Road; thence along said margin south 45 deg. 05' 30" west 98.00 feet to a point at the beginning of a curve having a radius of 625.00 feet; thence along said curve in a southerly direction 202.00 feet to the point of beginning. Said tract containing 6.62 acres, more or less.

Tract II: BEING a 0.89, more or less, acre tract in Davidson County, Tennessee. Said tract further described as being a portion of the Charles and E. R. Phillips property as of record in Book 2300, Page 87, Registers Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point lying on the northwesterly margin of Spring Branch Drive, said point further described as being the southeast corner of Lot 17 of North Hill Estates, as of record in Book 3842, Page 77, Registers Office for Davidson County, Tennessee; thence leaving said margin of said Spring Branch Drive and running with the northeasterly line of Reserved Parcel A of the said North Hill Estates north 53 deg. 38' west a distance of 741.74 feet to a point; thence leaving said margin of said Reserved Parcel A and running with a 6.62 feet more or less, acre tract of land, being the property of E. R. Phillips as of record in Book 4131, page 981, Registers Office for Davidson County, Tennessee, south 6 deg. 25' 33" east a distance of 666.92 feet to a point, said point being on the northwesterly margin of proposed Spring Branch Drive; thence in a southerly direction around a curve having a radius of 625 feet a distance of 117.70 feet to the point of beginning containing 0.89 acres, more or less.

Being the same property conveyed to Duane E. Harrison and wife, Donna L. Harrison by Deed from E.R. Phillips and wife, Louise T. Phillips of record in Book 7868, page 450, Register's Office for Davidson County, Tennessee, dated June 16, 1989 and recorded on June 20, 1989.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 7868, Page 454 int he Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2340 Spring Branch Dr. Madison, TN 37115
(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.

Witness my hand this 4th day of September, 2019.

Duane E Harrison by Nikki Branch, Attorney-in-Fact
Duane E. Harrison, by Nikki Branch Attorney in Fact

Donna L Harrison by Nikki Branch Attorney in-Fact
Donna L. Harrison, by Nikki Branch Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Nikki Branch, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Duane E. Harrison and acknowledged that she executed the same as the free act and deed of the said Duane E. Harrison.

WITNESS my hand and official seal at office this 4th day of September, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Nikki Branch, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Donna L. Harrison and acknowledged that she executed the same as the free act and deed of the said Donna L.. Harrison.

WITNESS my hand and official seal at office this 4th day of September, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212