Karen Johnson Davidson County
Batch# 285061 DEEDWARR
09/12/2019 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20190912-0092561

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Patricio Cruz Santana
5421 Country Drive
Nashville, TN 37211
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

(Map 162-05-0; Parcel 164.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **REAL DESTINY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as "Grantor ", have bargained and sold and do hereby transfer and convey unto **PATRICIO CRUZ SANTANA AND ISABEL GARCIA MEDINA, HUSBAND AND WIFE,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 59 on the plan of Section 2, Hickory Valley Subdivision, of record in Book 4175, Page 158, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Real Destiny, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Solange Mondesir and Michaela Mondesir and Camila Mondesir, dated February 28, 2019, of record in Instrument No. 20190307-0020796, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 5421 Country Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenant with the said Grantee that Grantor are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenant and bind Grantor, its heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND and signature on this the 12th day of August, 2019.

Real Destiny, LLC, a Tennessee Limited Liability Company

By: Gabrielle Garner, Sole Member
GABRIELLE GARNER, SOLE MEMBER

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 Real Destiny, LLC, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of August, 2019.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $249,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of August, 2019.

Notary Public

My commission Expires: May 15th, 2021

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

File No. GTS1-2019-498

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