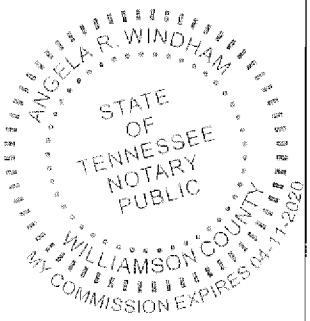
Karen Johnson Davidson County
Batch# 295802 DEEDWARR
10/03/2019 03:07:30 PM 2 pgs
Fees: $13.00 Taxes: $913.90
20191003-0101347

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Breidy Navarro	Studio Bank	150 07 0 337.00
(NAME)	(NAME)	
600 Daisy Court	124 12th Ave S. Ste 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Justin Jose Morales and Laura Morales, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Breidy Navarro, an unmarried man**, 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. 273 on the plan of the Country, Section 6B, as of record in Book 5200, Page 741, Register's Office for said County. Said Lot No. 273, being a corner lot, fronts 95 feet on the southeasterly margin of Daisy Trail and fronts 73.98 feet on the southerly margin of Daisy Court, said frontages being joined by a curve measuring 39.27 feet and the southeasterly line extends back 108.89 feet and intersects the southerly line which measures 96.43 feet thereon.

Being the same property conveyed to Justin Jose Morales unmarried man by Warranty Deed from Gypsy M. Williams and husband, James Anthony Williams dated December 7, 2016 and recorded December 8, 2016 as Instrument No. 20161208-0129042, in said Register's Office for Davidson County, Tennessee. Laura Morales, the spouse of Justin Jose Morales, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 600 Daisy Court, Antioch, TN 37013

File Number: FRN-1910204SSO

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 our hands this 2nd day of October, 2019

Justin Jose Morales

Laura Morales

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Justin Jose Morales and Laura Morales, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2019.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true, and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

File Number: FRN-1910204SSO