WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF OCTOBER, 2019.

Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
COMM. EXP. TAYLOR

Karen Johnson Davidson County
Batch# 296206 DEEDWARR
10/04/2019 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20191004-0101912

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0743

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Benjamin A. Lopez Garcia and Gloria E. Lopez, husband and wife	New Owner	Map: 07614000600
(NAME) 1013 Grasshopper Court	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($295,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LUZ NEGRON ALVAREZ F/K/A LUZ NEGRON, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENJAMIN A. LOPEZ GARCIA AND GLORIA E. LOPEZ, HUSBAND AND WIFE,

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 76, New Hope Meadows, Phase II, as shown on plat of record in Plat Book 6900, Page 724, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Luz Negron, unmarried, by deed from Larry Franklin, married, of record in Instrument No. 20090605-0052154, dated June 2, 2009, Register's Office for said County. The said Luz Negron having since married and is now known as Luz Negron Alvarez.

Luz Negron and Luz Negron Alvarez being one and the same person.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 724, said Register's Office; (3) Quitclaim Deed of common areas to HOA of record in Instrument No. 20080227-0019161, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowner's Association of record in Instrument No. 20080227-0019161, said Register's Office; (5) Sewer Easements of record in Book 7079, Page 196, Book 7083, Page 435, in the Register's Office for Davidson County, Tennessee; (6) Sewer Easements (Wilson Co.) of record in Book 402, Page 287 and Book 402, Page 418, in the Register's Office for Wilson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7557, Page 377, amended in Book 7567, Page 103, Book 7688, Page 804, Book 7688, Page 808, Book 7934, Page 796, Instrument No. 20030106-0001976, Book 7557, Page 356, amended in Book 7567, Page 106 and Instrument No. 20030106-0001977, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 1013 Grasshopper Court, Hermitage, TN 37076
(House No.) (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 our hands this 1 day of October, 2019.

Luz Negron Alvarez

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luz Negron Alvarez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 1 day of October, 2019.

My Commission Expires: 9/18/21

Notary Public

Omar Z. Golaub
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG143980
Expires 9/18/2021

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