Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 296717 DEEDWARR
10/07/2019 09:14:21 AM 2 pgs
Fees: $13.00 Taxes: $514.30

20191007-0102190

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $139,000.00.

Affiant

Subscribed and sworn to before me this 30 day of September, 2019

Notary Public
My Commission expires:

(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Martha P. Parga Rivas	New owner	13-10-0-A-038.00CO
2844 Lake Forest		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Pattie J. Argo and husband, Richard W. Argo,,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Martha P. Pargas Rivas, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 57, Unit 57, Condominium Site Plan, Lots 11-14, 57-62, Section Three, Priest Lake Forest, of record in Book 5800, page 263, amending Book 5800, page 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pattie J. Argo and husband, Richard W. Argo, by deed from Holly M. Boyd, on November 25, 2013, of record in Instrument Number 20131202-0122400, 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:

- Subject to all matters as shown on the Plan of record in Book 5800, page 263 amending Book 5800, page 161, Register's Office Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7948, page 628, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6145, page 435; and Book 5931, page 645, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2844 Lake Forest Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 30, 2019.

Richard W. Argo

Pattie J. Argo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pattie J. Argo and Richard W. Argo,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 30, 2019

My commission expires 7/3/23

Notary Public

