Karen Johnson Davidson County
Batch# 298968 DEEDWARR
10/10/2019 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20191010-0103892

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 12.03.19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC S THOMPSON COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Guadalupe Martinez Bravo	First Community Mortgage, Inc	03405003300
(NAME)	(NAME)	
405 Goldie Court	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten 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, Robert P. Stovall, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Guadalupe Martinez Bravo, a single 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. 19, on the plan of Gatewood Subdivision, Section 1, of record in Book 3300, pages 47-52, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert P. Stovall, unmarried, from Dalphner Harms, Trustee for The Dalphner Harms Revocable Living Trust, by Deed dated July 30, 2004 and as of record in Instrument No. 20040805-0094475, said Register's Office.

Subject to restrictions of record in Book 3370, Page 121, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 3300, Page 47-52, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 405 Goldie Court, Goodlettsville, TN 37072

(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 9th day of October, 2019.

Robert P. Stovall

STATE OF TENNESSEE

COUNTY OF Robertson

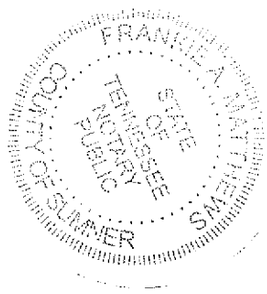
On this 9th day of October, 2019, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert P. Stovall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public, Frankie Matthews



COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY