WARRANTY DEED

Karen Johnson Davidson County
Batch# 303977 DEEDWARR
10/22/2019 09:18:23 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20191022-0107963

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of October, 2019.

Notary Public

My commission expires: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Esaul Nunez Vicens	**F&M Bank**	**Map 075-08-0 Parcel 156.00**
681 Atlanta Drive	**10 Cadillac Drive, Ste 100**	
Hermitage, TN 37076	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vicki L. Green, unmarried

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

Esaul Nunez Vicens and Heysha L. Nunez, 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 No. 583 on the Plan of Tulip Grove, Section Nine, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Clyde B. Taylor and wife, Lola May Taylor by Deed dated October 1, 1976 from Ben Merritt and wife, Bonnie R. Merritt d/b/a Merritt Construction Company, of record in Book 5075, Page 39, Register's Office for Davidson County, Tennessee. The said Clyde B. Taylor having since died on November 30, 1984, leaving Lola May Taylor as the surviving tenant by the entirety. The said property was further conveyed to Lola May Taylor, a widow, and Vicki Lynn Green and Tanya C. Crogan, joint tenants with the right of survivorship by Quitclaim Deed dated July 5, 2002 from Lola May Taylor, a widow, of record in Instrument No. 20020708-0081985, said Register's Office. The said Lola May Taylor having since died on May 21, 2019 and the said Tanya C. Crogan having since died on March 26, 2006, leaving Vicki Lynn Green as the surviving tenant. Lola May Taylor is also known as Lola May White.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 4675, Page 135, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 4846, Page 924, Register's Office for Davidson County, Tennessee. NOTE: Said restrictions are not applicable to portions thereof that have already expired. 3) Taxes for the current year prorated and paid by the Grantor.

This is improved (____) Unimproved (____) property, known as **681 Atlanta Drive, Hermitage, TN 37076**

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 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/our hand(s) this **21st** day of **October, 2019.**

Vicki L. Green

Vicki L. Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Vicki L. Green,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **October, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON