RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912707

WARRANTY DEED

Karen Johnson Davidson County
Batch# 308567 DEEDWARR
10/30/2019 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20191030-0111499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2019.

NOTARY PUBLIC

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ma Del Rocio Murillo and Alfredo R Mendoza 799 Summer Hill Lane LaVergne, Tennessee 37086	Same address as new owner	106-09-0-030.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Five Thousand and 00/100 Dollars ($245,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MIGUEL GARCIA GONZALEZ AND MARGARITA VEGA RAYMUNDO, BY AND THROUGH HER LAWFUL ATTORNEY-IN-FACT, MICHAEL JOSEPH GARCIA, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **MA DEL ROCIO MURILLO AND ALFREDO R. MENDOZA, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Woodycrest Subdivision, Section One, as of record in Plat Book 1835, Page 25, 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 the same property conveyed to Miguel Garcia Gonzalez, a married person, by Warranty Deed from Javier Pena Miranda, an unmarried person, dated 6/11/07 and recorded 6/18/07 in Instrument Number 2000618-0072477, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 1835, Page 25; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 24th day of October, 2019.

MIGUEL GARCIA GONZALEZ

Margarita Vega Raymundo, By michael garcia, Her Attorney in Fact

MARGARITA VEGA RAYMUNDO, BY MICHAEL JOSEPH GARCIA, HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

DAVID P WEBBER TENNESSEE NOTARY PUBLIC My Comm Exp. 11/16/2022 COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Miguel Garcia Gonzalez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of October, 2019.

Notary Public

My commission expires: 11/16/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 24th day of October, 2019 before me, appeared Michael Joseph Garcia, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Margarita Vega Raymundo, and that said instrument was signed in behalf of the said Margarita Vega Raymundo by himself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

DAVID P WEBBER TENNESSEE NOTARY PUBLIC My Comm Exp. 11/16/2022 COUNTY OF DAVIDSON

Notary Public

My commission expires: 11/16/22

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon 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: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

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