Karen Johnson Davidson County
Batch# 315289 DEEDWARR
11/14/2019 09:24:30 AM 4 pgs
Fees: $23.00 Taxes: $2,756.50
20191114-0117377

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $745,000.00

Affiant

Subscribed and sworn to before me this 15th **day of November, 2019.**

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My commission expires: 12-03-19

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
LUIS M VALENCIA-MARTINEZ	Same	147-07-0-114 & 116
2664 Morgan Road		
Joelton, TN 37080		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Vickie Marlene Hight, a married woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **LUIS M VALENCIA-MARTINEZ** hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1 (361 Flora Maxwell Rd)

Beginning at an iron pin in the northerly right—of—way Flora Maxwell Road (25' to centerline) being the southeast corner of a tract owned by Vickie Marlene Hight as of record in instrument #20050413-0061104 R.O.D.C., TN., and being the southwest corner of this tract; thence, with said east line of Eight, N 16-07—00 W, 120.66' to an iron pipe, thence; S 00-34-20 B, 107.61' to an iron pin in the north right-of-way of Flora Maxwell Road, thence, with north right-of-way N 85-32—16 W, 100.04' to the point of beginning containing 0.1906 acres more or less as per a survey by C&K Surveyors dated 1/27/2007 R.L.S. #2395.

Being the same property conveyed to Vickie Marlene Hight by Quitclaim Deed from Clarence I. Hight, Jr. of record in Instrument No. 20160127-0007881 Register's Office for Davidson County, Tennessee

TRACT 2 (4222 Nolensville Pike)

Parcel 1:

Land in Davidson County, Tennessee, BEGINNING at the northwesterly corner , the southwesterly corner of the Curry Property as of record in Book 5308 page 260 Register's Office for Davidson County, Tennessee and the easterly margin of Nolensville Pike; thence South 86 deg 57' 21" East 168.11 feet to an iron pin; thence South 16 deg. 07' 00" East 45.43 feet to an iron pin; thence North 87 deg. 01' 14" West 169.94 feet to a point; thence North 13 deg. 51' 30" West 45 feet to the point of the beginning.

Parcel 2:
Beginning at a point on Nolensville Road said point being the southwestwardly point of parcel 114, map 147-7 thence with the line of said parcel 114, N 87 degrees 14" W approximately 169.94 feet to a point; thence S 16 degrees 07' 00" East approximately 5.64 feet to the right-of-way of Flora Maxwell Road; thence westwardly with the margin of said Flora Maxwell Road 142.9 feet to a radius at the intersection of Flora Maxwell Road and Nolensville Road; thence with said radius Northwestwardly approximately 45 to the point of the beginning being.

Being the same property conveyed to Vickie Marlene Hight by Quitclaim Deed from Clarence I. Hight, Jr. of record in Instrument No. 20160127-0007881 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable. 2) Department of Highways Easement of record in Book 4022 page 531 Register's Office for Davidson County, Tennessee

This property is improved property known as 4222 Nolensville Pike & 361 Flora Maxwell Rd, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 13th day of November, 2019.

Vickie Marlene Hight
Vickie Marlene Hight

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of November, 2019, before me personally appeared Vickie Marlene Hight, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of November, 2019.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201911140117377

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