Karen Johnson Davidson County
Batch# 317512 DEEDWARR
11/19/2019 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20191119-0119493

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1390

WARRANTY DEED

File 1412-19

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Hiatt, and Nancy Hiatt, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carlos Ascencio, married**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Howard Subdivision of record in instrument No. 20190826-0085240, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as Tract I conveyed to John Hiatt and Nancy Hiatt, husband and wife by Warranty deed from L. S. Simon formerly known as L. S. Tyson of record in Instrument No. 20141105-0102071 Register's Office for Davidson County, Tennessee, dated November 03, 2014 and recorded on November 05, 2014. Also being the same property conveyed to John Hiatt and wife, Nancy Hiatt by quitclaim deed from Lawson C. Allen and wife, Mary Lauren Allen and J. Scott Rankin and wife, Sue B. Rankin of record in Book Instrument Number 20190826-0085242, Register's Office for Davidson County, Tennessee, dated August 24, 2019 and recorded on August 26, 2019.

Tract II:

That triangular tract of land adjoining to, and to the rear of, the above referenced lot No. 1 on the plat of record in Instrument No. 20190826-00852440, said Register's Office for Davidson County, Tennessee and described on said plat as "Tax Map 116-11, Parcel 116.00, Hiatt, John & Nancy DB 20141105-0102071, RODC".

Being the same property as Tract II as described in the Warranty Deed to John Hiatt and wife, Nancy Hiatt dated November 3, 2014, and recorded as Instrument No. 20141105-0102071, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 330 Lynnwood Boulevard, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of November, 2019.

X _____
John Hiatt

X _____
Nancy Hiatt

State of Tennessee)
County of Davidson)

On this 18th day of November, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Hiatt and Nancy Hiatt, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary Public

My Commission Expires: 11-3-20

KENNETH M. FALLEW
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,075,000.00.

_____
Affiant

Sworn and subscribed before me on this the 18th day of November, 2019.

_____
Notary Public

My Commission Expires: 3.8.2021

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Carlos Ascencio 330 Lynnwood Boulevard Nashville, TN 37205	Pinnacle Bank 15025 Ballancroft Pkwy, 2nd Fl Charlotte, NC 28277	116-11-0-062.00 & 116-11-0-116.00

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scr

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

