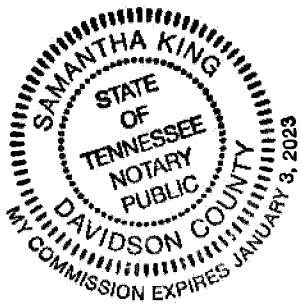
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Francisco Morales Gonzales	Francisco Morales Gonzales	148 16 0 090.00
(NAME)	(NAME)	
54 Peachtree St.	54 Peachtree St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Charlie Mark Shannon, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Francisco Morales Gonzales, a married person**, 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 the 2nd Civil District of Davidson County, Tennessee, described according to a survey dated October 2, 1978, as follows:

Land in Davidson County, Tennessee, described by a Mortgage Loan Inspection of Campbell, McRae & Assocs. Surveying, Inc., dated 09-30-94, as follows: Beginning at a point in the southerly boundary of Debra Heights, Section 2, at the northeast corner of the subject tract; thence S. 2 degrees 51 minutes W, 150 feet to a point; thence along the northerly margin of Reeves Road, N. 87 degrees 23 minutes W, 65 feet to as point; thence in a northerly direction along the East boundary of the Shumate property (Book 4289, page 762 RODCT.), 150 feet to a point; thence S. 81 degrees 31 minutes 50 seconds E, 55 feet to the point of beginning.

Being the same property conveyed to Charlie Mark Shannon, married by Deed from Willard Richard Ball and wife Margaret Dawn Ball dated September 30, 1994 and recorded October 12, 1994 in Book 9491, Page 260, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FND-1911856SSO

Karen Johnson Davidson County
Batch# 318215 DEEDWARR
11/21/2019 02:31:30 PM 2 pgs
Fees: $13.00 Taxes: $481.00
20191121-0120466

Diana Shannon joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.

unimproved ☐

This is improved ☒ property, known as 850 Reeves Rd., Antioch, TN 37013

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 our hands this 20 day of November, 2019

Charlie Mark Shannon

Diana Shannon

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Charlie Mark Shannon and Diana Shannon, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2019.

Notary Public

My Commission Expires: 1-3-2023

(SEAL)

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

File Number: FND-1911856SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)