Karen Johnson Davidson County
Batch# 318734 DEEDWARR
11/25/2019 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20191125-0121195

WARRANTY DEED

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Perfecto Cruz	Franklin Synergy Bank	164-16-0-A-121.00CO
(NAME)	(NAME)	
1908 Peaceful Brook Drive	735 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sulma E. Galindo, a single woman and Argelia D. Galindo, a single woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Perfecto Cruz, a single man**, hereinafter called the GRANTEE(S), 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. 36, on the plan of SECTION FIVE, MEADOW WOODS, of record in Instrument No. 20010605-0058130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sulma E. Rodriguez, unmarried, and Angelia D. Galindo, unmarried, joint tenants with right of survivorship by Warranty Deed dated 12/31/2001 from Jerry Butler Builders, LLC of record in Instrument 20020104000180 3, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sulma E. Galindo, a single woman and Argelia D. Galindo, a single woman by Quit Claim Deed dated 02/23/2004 from Sulma E. Rodriguez n/k/a Sulma E. Galindo, a single woman and Argelia D. Galindo, a single woman of record in Instrument 20040318003063 2, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per plat of record in Instrument 20010605005813 0, Register's Office for Davidson County, Tennessee.(2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 20010830009450 6, as amended of record in Instrument 20010911009835 6, Register's Office for Davidson County, Tennessee. (3) Easements of record in Book 437, Page 38, Book 4457, Page 350, Book 4706, Page 227 and Book 6938, Page 738, Register's Office for Davidson County, Tennessee. (4) Stormwater Detention Agreement of record in Book 11387, Page 931, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1908 Peaceful Brook Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 18th day of November, 2019.

Sulma E. Galindo

Argelia D Galindo by Sulma E Galindo Attorney in Fact
Argelia D. Galindo by Sulma E. Galindo Attorney in Fact

State of Tennessee
County of Rutherford

Personally appeared before me Sulma E. Galindo and Argelia D. Galindo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of November, 2019.

Lauren J. Tipton
Notary Public
My Commission Expires: 4-17-2023

LAUREN J TIPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

201911250121195

True Copy Certification

I, **Jennifer L. Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020