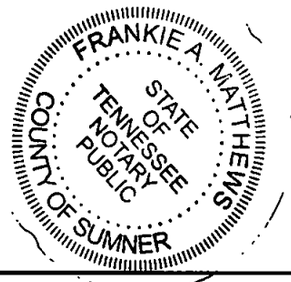
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mauricio Bracho Rangel	New Owner	Map 041 Group 11-0 Parcel 070.00
(NAME)	(NAME)	
1205 Sussex Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 322384 **DEEDWARR**
12/02/2019 08:41:31 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20191202-0123161

For and consideration of the sum of Ten 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, WE, Dwight H. Adkins and Eulalia D. Knight, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mauricio Brancho Rangel, 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 Davidson County, Tennessee, being Lot No. 345 on the plan of Bellshire Estates, Section A, as shown by plat of record in Plat Book 2331, Page 115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 345 fronts 105.0 feet on the southerly margin of Sussex Court and runs back 290.6 feet on the easterly line and 306.0 feet on the westerly line to a broken line on which it measures 181.9 feet.

Being the same property conveyed to Dwight H. Adkins and Dana M. Adkins, husband and wife by deed from Mary U. Axley, Executrix for the Estate of Maggie Underwood of record in Record Book 20070710, Page 0082135, Register's Office, Davidson County, Tennessee.

Eulalia D. Knight hereby joins in the execution of this instrument to convey any interest she may have in the subject property particularly marital interest.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 2331, Page 115, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary, Sewers, Storm Drainage, Water Mains and Appurtenances of record in Record Book 6233, Page 34, said Register's Office.

This conveyance is subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 1205 Sussex Court, Nashville, TN 37207
(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 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 my hand this 26th day of November, 2019.

Dwight H. Adkins

Eulalia D. Knight

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dwight H. Adkins and Eulalia D. Knight the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 26th day of November, 2019.

Notary Public
My commission expires: 3-24-20

