Karen Johnson Davidson County
Batch# 330856 DEEDWARR
12/17/2019 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20191217-0130086

WARRANTY DEED

JACKIE G. FOLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-ELAM-19-3517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chris Inosensio Zur	F&M Bank	
(NAME)	(NAME)	
3517 Dove Creek Road	50 Franklin Street	150-08-0-113.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37040	
(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 consideration, the receipt of which is hereby acknowledged, **HUDSON M. CANTRELL, JR. AND PAULINE CANTRELL,*HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRIS INOSENIO ZUR, AN UNMARRIED MAN AND RAUL PAULIDO AN UNMARRIED MAN AND ADRIANA GOMEZ, AN UNMARRIED WOMAN, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 411, Phase I, Somerset, as shown by plat of record in Plat Book 6900, Page 690 and 691, of the Register's Office of Davidson County, Tennessee, to which plat reference if hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hudson M. Cantrell Jr. and Pauline H. Rose, both unmarried by Warranty deed from Sam Houston vaughan III, and wife, Jackie E. Vaughan of record in Instrument No. 20050801-0089603 Register's Office for Davidson County, Tennessee, dated July 28, 2005 and recorded on August 01, 2005. Hudson M. Cantrell Jr. and Pauline H. Rose, having since married. Pauline H. Rose is now known as Pauline Cantrell.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 690 and 691, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7402, Page 980, Book 7404, Page 295; Book 7619 Page 647; Book 7657 Page 583; Book 7675 Page 923; Book 7776 Page 826; Book 8201 Page 770; Book 8663 Page 384; Book 9509, Page 363; Book 8708 Page 630; Book 9036 Page 326; Book 9065 Page 744; Book 9072 Page 572; Book 9245 Page 332; Book 9696 Page 654; Book 10404 Page 641; 200604050039162, Register's Office for Davidson County, Tennessee.
- Bylaws of record in Book 7619, Page 679, amendment at Instrument No. 200905130044145 in the Register's Office for Davidson County, Tennessee.
- Charter of Somerset of record in Book 7661, Page 37, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed to Homeowner's Association of record in Book 7768, Page 455, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3517 Dove Creek Road, Antioch, Tennessee 37013**.

f/k/a Pauline H. Rose

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), their heirs and 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), 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/our hand(s) this the 13th DAY OF DECEMBER, 2019.

Hudson M. Cantrell, Jr.

Pauline Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUDSON M. CANTRELL, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

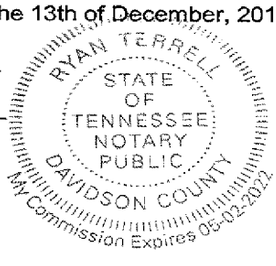


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULINE CANTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.