14378

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daymara Borges Mejias	Pinnacle Bank	04306005400
(NAME)	(NAME)	
633 Roosevelt Ave.	150 3rd Ave. S. Ste. 1000	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Israel D. Martinez Benitez and Maria D. Martinez,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daymara Borges Mejias,** a married woman, 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 Number 81 on the Plan of Madison Park, a Re-subdivision of Lots Numbers 81, 82 and 83, Section 2, of record in Plat Book 4300, Page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being the same property conveyed to Israel D. Martinez Benitez and Maria del Carmen Rubio, by deed of record in Instrument No. 20051004-0119473, Register's Office for Davidson County, Tennessee. Maria del Carmen Rubio now known as Maria D. Martinez.

This conveyance is subject to any and all existing restrictions and easements of recor

Karen Johnson Davidson County
Batch# 334430 **DEEDWARR**
12/26/2019 10:58:49 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20191226-0133090

unimproved ☐

This is improved ☑ property, known as 633 Roosevelt Ave., Madison, TN 37115

(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/our hands this 20th day of December, 2019.

Israel D. Martinez Benitez

MARIA D MARTINEZ
Maria D. Martinez

State of Tennessee
County of Davidson

Personally appeared before me Israel D. Martinez Benitez and Maria D. Martinez, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of December, 2019.

Notary Public
My Commission Expires:

File No.: 14378

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020