Karen Johnson Davidson County
Batch# 338143 DEEDWARR
01/03/2020 09:28:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20200103-0000766

22015
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Enrique Vasquez
4801 Concord Drive
Hermitage, TN 37076

Send Tax Bills to:
Same as owner

Map/Parcel: 07504022000

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Florent J. Pilote, an unmarried man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Enrique Vasquez and Margarita Chavolla Castro, husband and wife**, hereinafter called the Grantee(s), their successors 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. 496 on the Plan of Section Nine, Tulip Grove, of record in Book 4675, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 496, which is a corner lot, fronts 92.00 feet on the westerly margin of Concord Drive and fronts 98.30 feet on the southerly margin of Trenton Drive, said frontages being joined by a curve having a length of 36.77 feet, and extends back 175.00 feet on the northwesterly line and 181.53 feet on the southerly line to a point of intersection.

BEING part of the same property conveyed to Florent J. Pilote by quitclaim deed from J. Blake Freeman, Trustee, dated June 3, 2005, and recorded at Instrument No. 20050607-0064673, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2020 taxes assumed by Grantees; and all matters as shown on the recorded plat and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 4801 Concord Drive, Hermitage, TN 37076

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 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 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 hand(s) as on the date shown on the Notary forms.

Florent J. Pilote

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Florent J. Pilote**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, ~~this~~ 27th day of December, 2019.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

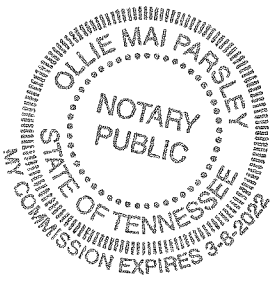
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me this
27th day of December, 2019.

Notary Public



ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY