Karen Johnson Davidson County
Batch# 338726 DEEDWARR
01/06/2020 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20200106-0001311

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Emily Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF Dec., 2019.

Cari Allen
Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Spencer	Same as	
(NAME)	(NAME)	05313012500
512 Mae Terrace	New Owner	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Hector Trujano-Hernandez, married** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **~~Alex Spencer~~** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**** Alexander Spencer, an unmarried man**

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Phase II, Kimbolton, of record in Plat Book 6900, Pages 792, 793 and 794, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hector Trujano-Hernandez by virtue of that certain Warranty Deed dated March 14, 2007, and being of record at Instrument No. 20070319-0032852 in the Register's Office of Davidson County, Tennessee.

Maria Trinidad Trujano joins in this conveyance to transfer any and all marital interest she may have as the spouse of Hector Trujano-Hernandez.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6900, Page 792-794, Deed Restrictions recorded at Instrument No. 20060126-0009811, By-Laws of record in Instrument No. 20030226-0025658, Charter recorded at Book 7483, Page 982 and Book 7507, Page 67 **, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 512 Mae Terrace 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 hand this 20 day of December, 2019.

Hector Trujano-Hernandez

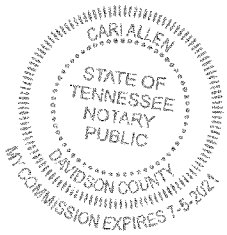
Maria Trinidad Trujano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Hector Trujano-Hernandez and Maria Trinidad Trujano** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of DECEMBER, 2019.

Notary Public
My Commission Expires: 7-5-21



CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

