Karen Johnson Davidson County
Batch# 339032 DEEDWARR
01/06/2020 02:33:30 PM 2 pgs
Fees: $13.00 Taxes: $850.63
20200106-0001668

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3345

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of January, 2020

Notary Public

Commission Expires: 10/2/23

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gonzalo Gonzalez Hernandez and Hilaria Ramos Cruz 213 Cedarview Drive Nashville, TN 37013	First Community Mortgage, Inc. 275 Cedarview Drive Murfreesboro, TN 37129	173-01-0-158.00

WARRANTY DEED

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,

Timothy B. Hart and wife, Sharon S. Hart

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gonzalo Gonzalez Hernandez and Hilaria Ramos Cruz, husband and wife

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, Tennesse, being Lot No. 39 on the Plan of Monte Carlo, Section II- B, as of record in Book 5050, Page 99, said Register's Office.

Said Lot No. 39 fronts 85 feet on the Easterly margin of Cedarview Drive, and runs back 125.48 feet on the Northerly line and 132.10 feet on the Southerly line, to a line in the rear, measuring 96.35 feet thereon.

Being the same property conveyed to Timothy B. Hart and wife, Sharon S. Hart by Warranty deed from Terry Lee McFarland and wife, Ramona McFarland of record in Instrument No. 20050919-0112338 Register's Office for Davidson County, Tennessee, dated September 15, 2005 and recorded on September 19, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 213 Cedarview Drive, Nashville, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2 day of January, 2020.

Timothy B. Hart

Sharon S. Hart

Sharon S. Hart

STATE OF NORTH CAROLINA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy B. Hart and Sharon S. Hart** 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 official seal this 2 day of January, 2020.

Julian Bruton NOTARY My Comm. Exp. 05/28/2024. PUBLIC WAKE COUNTY, N.C.
(Notary Seal)

Notary Public
My Commission Expires: 05/28/2024

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)