Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

File Number: 1911689

Karen Johnson Davidson County
Batch# 340269 DEEDWARR
01/08/2020 10:20:01 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20200108-0002585

Subscribed and sworn to before me, this 31 day of December, 2019.

Notary Public
My Commission Expires: 2/28/2022

KIM SWANNER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-28-2022

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Guadalupe DeJesus Sanchez Fonseca and Socorro Angulo Ruiz	SAME	150-05-0-216.00
2816 Galesburg Drive		
Nashville, TN 37217		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Real Estate Solutions Today, LLC, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Guadalupe De Jesus Sanchez Fonseca and Socorro Angulo Ruiz, husband and wife, as joint tenants, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 696 on the Plan of Section 17, Edge-O-Lake Estates of record in Plat Book 4460, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesus Reyes-Martinez and Herminia V. Alcantara, husband and wife by Warranty deed from Panim Moon, unmarried of record in Instrument No. 20100920-0074613 Register's Office for Davidson County, Tennessee, dated September 17, 2010 and recorded on September 20, 2010.

Being the same property conveyed to Real Estate Solutions Today LLC, a Tennessee limited liability company by Warranty deed from Jesus Reyes-Martinez and Herminia V. Alcantara, husband and wife of record in Instrument No. 20190515-0045708 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 15, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2816 Galesburg Drive, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of December, 2019.

Real Estate Solutions Today, LLC

Bobby Smith, Member

TaLisa P. Smith, Member

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bobby Smith and TaLisa P. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are members of Real Estate Solutions Today, LLC and that they are authorized by Real Estate Solutions Today, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Memphis TN, this 31st day of December, 2019.

Notary Public at Large
My Commission Expires:

CARLA WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 7-31-2022