Karen Johnson Davidson County
Batch# 341440 DEEDWARR
01/10/2020 10:14:30 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20200110-0003620

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-6-20
(AFFIX SEAL)

MELODY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE EXP. 07-06-2020 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-1042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose F. Averalo Raimundo	SAME	Map: 14904021100
(NAME) 2628 Mesa Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($249,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

REBECCA H. CHILTON AND HUSBAND, JOE R. CHILTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSE F. AVERALO RAIMUNDO,

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 No. 332 on the Plan of Edge-O-Lake Estates, Section 9, of record in Book 3700, Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rebecca H. Chilton, married, by Strawman Quitclaim Deed from J. Carlton Drumwright, Trustee, of record in Instrument No. 20150213-0013462, dated January 22, 2015, Register's Office for said County. See also deed of record in Instrument No. 20091210-0112848, and deed of record in Instrument No. 20091210-0112846, said Register's Office.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 131, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2628 Mesa Drive, Nashville, TN 37217
(House No.) (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 our hands this 8th day of January, 2020.

Rebecca H. Chilton
Rebecca H. Chilton

Joe R. Chilton
Joe R. Chilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca H. Chilton and Joe R. Chilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 8th day of January, 2020.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

