(1)

Return To:
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 346108 **DEEDWARR**
01/22/2020 08:55:24 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20200122-0007686

ADDRESS NEW OWNER:
James Alexander Barrett
Jessica Ann Barrett
1084 Tulip Grove Road
Hermitage, TN 37076

SEND TAX BILL TO:
FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

MAP/PARCEL 086-08-0B-004.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ivan M. De La Rosa and wife, Amy Farrell nka Amy De La Rosa, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **James Alexander Barrett and Jessica Ann Barrett, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 484 on the Plan of Final Subdivision Plan, Planned Unit Development, Re-Subdivision of Lots 483, 484 and 485, Camden Woods, Phase III-B, of record in Plat Book 7900, Page 823, 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 Ivan M. De La Rosa, a single man and Amy Farrell, a single woman by Warranty deed from Patsy S. Heflin, an unmarried woman of record in Instrument No. 20160314-0023995 Register's Office for Davidson County, Tennessee, dated March 03, 2016 and recorded on March 14, 2016.
Amy Farrell having since married Ivan M. De La Rosa and is now known as Amy De La Rosa.

This is improved property known as: **1084 Tulip Grove Road, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 17th day of January, 2020.

WITNESS MY HAND on this the 17th day of January, 2020

Ivan M. De La Rosa

Amy De La Rosa

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Ivan M. De La Rosa and Amy De La Rosa,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of January, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $295,000.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of January, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

File No: 190727