THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124252

Karen Johnson Davidson County
Batch# 346862 **DEEDWARR**
01/23/2020 09:35:51 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20200123-0008295

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $538,000.00

Affiant

Subscribed and sworn to before me, this 21st day of January, 2020.

Notary Public
My Commission Expires: 9-6-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julian R. Vaca and Katie M. Vaca 2505 Linden Avenue West Nashville TN 37212	New Owner	Tax Parcel ID No. 104-15-0-313.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lori L. Marty, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julian R. Vaca and Katie M. Vaca, Husband and Wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 78 on the Map of Belair, as of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 78 fronts 50 feet on the Southerly Side of West Linden Avenue and runs back between parallel lines 192 feet to a dead line in the rear.

Being the same property conveyed to LORI L. MARTY, by deed from CARRIE ELIZABETH PEARSON, of record in Book 11619, page 521, dated July 30, 1999 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-15-0-313.00.

Matters shown on the Plan of record in Book 332, page 6, said Register's Office.

This is improved property located at 2505 Linden Avenue West Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of January, 2020.

Lori L. Marty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lori L. Marty, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2020.

Notary Public

My Commission Expires: _____

