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

CRT File No. 200124524

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$210,000.00~~.

Affiant

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

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 361722 DEEDWARR
02/24/2020 08:47:58 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20200224-0019908

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Oscar Membreno Marroquin	Oscar Membreno Marroquin	Tax Parcel ID No.
158 Luna Circle	1211 Murfreesboro Pike	148-03-0-115.00
Nashville TN 37211	Nashville, TN 37217	

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, **Ralph Michael Wair, Jr and wife, Lisa May Wair** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Oscar Membreno Marroquin, a single man**, ("Grantee"), his 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 Lot No. 604 on the Plan of Cherokee Hills, Section Six of record in Plat Book 3842, Page 15, 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 Ralph Michael Wair, Jr and wife, Lisa May Wair by Warranty deed from Elizabeth Stinnett, unmarried of record in Instrument No. 20130212-0014123 Register's Office for Davidson County, Tennessee, dated February 08, 2013 and recorded on February 12, 2013.

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.

Taxes for the year 2020, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 3842, Page 15, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 3929, Page 236, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenants for Detached Structure of record in Instrument Number 20110504-0034232, in the Register's Office for Davidson County, Tennessee.

Avigation Easement of record in Book 9177, Page 926, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 158 Luna Circle Nashville TN 37211

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 February, 2020.

Ralph Michael Wair, Jr

Lisa May Wair

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ralph Michael Wair, Jr and Lisa May Wair, 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 February, 2020.

Notary Public
My Commission Expires: 01/17/21

