**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28106

Karen Johnson Davidson County
Batch# 366165 **DEEDWARR**
03/02/2020 03:12:04 PM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20200302-0023330

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 339,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February 2020.

Notary Public

MY COMMISSION EXPIRES: 8-19-23

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alex Jauregui | Iberia Bank | |
| 600 Harpeth Parkway East | 13719 Centrell Rd. Ste. 200 | 14215004300 |
| Nashville, TN 37221 | Little Rock, AR 72223 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Michael S. Wilson, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Jauregui, a single man,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Section 1, Harpeth Valley Park, of record in Plat Book 3600, Pages 93 and 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 123 fronts 119.0 feet on the Northerly margin of Harpeth Parkway East and extends back 113.0 feet on the Easterly line, along an un-cut road, being joined by a curve having a length of 39.27 feet, and 180.0 feet on the Westerly line to a dead line in the rear, measuring 167.7 feet thereon.

Tract II: Land in Davidson County, Tennessee, being parcel "C" on the unrecorded Plan of Division of Reserved Parcel for Warner Park Estates Company, as prepared by Barge, Waggoner, Sumner and Cannon Engineers, under file No. 2190, dated July 28, 1969, Revised May 10, 197; and being more particularly described as follows:

Being at a concrete monument, the Northeast corner Lot No. 123, on the Plan of Section I, Harpeth Valley Park, of record in Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee; thence North 45 degrees 46 minutes West 191.88 feet along the northerly margin of said Lot No. 123, extended, to a concrete monument; thence North 73 degrees 09 minutes East 189.38 feet along the southerly margin of parcel "D" to a point; thence South 29 degrees 00 minutes West 90.27 feet along the westerly margin of Parcel "B" to the point of beginning.

Being the same property conveyed to Michael S. Wilson by Quitclaim deed from Christy C. Wilson, unmarried of record in Instrument No. 20170815-0083629 Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 15, 2017.

Christina R. Wilson joins in the execution of this instrument to convey her interest in the Property as spouse of Grantor to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **600 Harpeth Parkway East, Nashville, TN 37221.**

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 hand this the 28th day of February, 2020.

Michael S. Wilson

Christina R. Wilson

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 **Michael S. Wilson and Christina R. Wilson,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2020.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN