#14573

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

# WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 05-02-2022
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 374611 DEEDWARR
03/19/2020 10:16:22 AM 2 pgs
Fees: $13.00 Taxes: $723.35

20200319-0030356

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

File No.: 20-0125

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Francisco J. Rivera and Noemi S. Rivera, husband and wife | Gardner Financial | Map: 14904004000 |
| (NAME) 456 Rural Hill Rd. | (NAME) 3503 Pacsanos Pkwy | |
| (ADDRESS) Nashville, TN 37217 | (ADDRESS) San Antonio TX 78231 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($195,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**VON VARNELL, UNMARRIED , fka Gerald R. Staggs, II ,**

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

**FRANCISCO J. RIVERA AND NOEMI S. RIVERA, HUSBAND AND WIFE,**

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. 183 on the Plan of Edge-O-Lake Estates, Section 2, as of record in Book 3600, page 72, Register's Office for said County.

Said Lot No. 183 fronts 80 feet along the southeasterly margin of Rural Hill Road; thence back between parallel lines measuring 145 feet each, to a line in the rear measuring 80 feet.

Being the same property conveyed to Gerald R. Staggs II, by deed from Nannie Kate Staggs, of record in Book 9613, Page 82, dated March 7, 1995, Register's Office for said County. The said Nannie Kate Stagg, now deceased. Von Varnell and Gerald R. Staggs, II being one and the same person, per the Petition for Change of Name in the Chancery Court of Tennessee for the Judicial District at Lewis County, Docket No. 2009-CV-195.

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 3600, Page 72, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3811, Page 984, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 456 Rural Hill Rd., 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 representat ves, 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 17th day of March, 2020.

Von Varnell

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 Von Varnell, 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, 17th day of March, 2020.

My Commission Expires: 1/3/23

Notary Public

JANIE C. FOLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.