WARRANTY DEED

File #2020022885

Karen Johnson Davidson County
Batch# 378837 DEEDWARR
03/27/2020 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20200327-0033564

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2020.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruben Diaz Carranza and Claudia Diaz	First Community Mortgage	151-10-0A-021.00
(NAME)	(NAME)	
7580 West Winchester Drive	262 Robert Rose Drive, Ste. 101	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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/WE, **Richard Barbour and wife, Julie Barbour,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruben Diaz Carranza and Claudia Diaz, 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. 21 on the Plan of Phase 1, Villages of Long Hunter P.U.D. of record in Plat at Instrument No. 20010123-0006894, 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 Richard Barbour and wife, Julie Barbour by Warranty Deed from Ole South Properties, Inc. of record in Instrument No. 20020107-0001896, Register's Office for Davidson County, Tennessee, dated December 26, 2001 and recorded on January 07, 2002.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee.; Subject to all matters shown on the PUD Boundary Plat of record in Instrument No. 20000207-0012630, said Register's Office; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382, as amended in Instrument No. 20031111-0164945, said Register's Office; By-Laws of record in Instrument No. 20041022-0127537, said Register's Office; Charter for Villages of Long Hunter HOA of record in Instrument No. 20010531-0056381, said Register's Office; Engineer's Certification of Correction of record in Instrument Number 20020319-0034180, in the Register's Office for Davidson County, Tennessee.; Quitclaim Deed for Common Area of record in Instrument No. 20010531-0056383, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107415, said Register's Office; Grant of Easement(s) for Sewer Lines and Storm Drainage Facilities of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272, said Register's Office; Easement for Ingress and Egress to cemetery of record in Book 1115, Page 302 and Book 1101, Page 457, said Register's Office; TVA Line Easement(s) of record in Book 2338, Page 466, Book 4446, Page 423 , and Book 4535, Page 351, said Register's Office; Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8358, Page 91, Book 8358, Page 94 and Book 8197, Page 288, said Register's Office.

This is unimproved ☐
This is improved ☒ property, known as **7580 West Winchester Drive, Antioch, TN 37013**

(House Number) (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 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 our hands this 27th day of March, 2020.

Richard Barbour

Richard Barbour

Julie Barbour

Julie Barbour

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Richard Barbour and Julie Barbour , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of March, 2020.

Commission expires:

4/22/22

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021