Karen Johnson Davidson County
Batch# 399300 DEEDWARR
05/12/2020 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20200512-0049300

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-040654

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ameliah J. Tom	Owner at property	
(NAME)	(NAME)	
1070 B 2nd Ave S	address	105-03-0A-004.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GRACE G. BREAUX (F/K/A GRACE A. GOMEZ) AND PAUL A. BREAUX, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMELIAH J. TOM, UNMARRIED WOMAN** AND, 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 Unit No. 1070-B as shown on the Exhibit attached to the Fifth Amendment to Declaration establishing 1072 Southview on Second as of record in Instrument 201105230039435, re-recorded in Instrument 201108290066724, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grace A. Gomez, a single person by Warranty deed from FMBC Investments LLC, a Florida limited liability company of record in Instrument No. 20111202-0094266 Register's Office for Davidson County, Tennessee, dated December 02, 2011 and recorded on December 02, 2011. Further, being the same property conveyed to Grace A. Gomez and Paul A. Breaux, both unmarried as tenants in common with rights of survivorship by Quit Claim deed from Grace A. Gomez, a single person of record in Instrument No. 20141103-0101286 Register's Office for Davidson County, Tennessee, dated October 28, 2014 and recorded on November 03, 2014.
The said Grace A. Gomez being one and the same, and now known, as Grace G. Breaux.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 1070B 2nd Avenue South, Nashville, TN 37210
(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 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 my/our hand(s) this the 5th day of May, 2020

GRACE G. BREAUX BY

ATTORNEY IN FACT

Grace G. Breaux by Jeffrey Simmons, Attorney-In-Fact

PAUL A BREAUX BY

ATTORNEY-IN-FACT

Paul A. Breaux by Jeffrey Simmons, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 5th day of May, 2020, before me personally appeared Jeffrey Simmons to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Grace G. Breaux and who acknowledged he executed the same as the free act and deed of the said Grace G. Breaux.

Witness my hand and official seal, this the 5th day of May, 2020.

Cheryl Buckingham-Mimms

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williams

On this the 5th day of May, 2020, before me personally appeared Jeffrey Simmons to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paul A. Breaux and who acknowledged he executed the same as the free act and deed of the said Paul A. Breaux.

Witness my hand and official seal, this the 5th day of May, 2020.

Cheryl Buckingham-Mimms

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikka Branch, do hereby make oath that I am a licensed attorney and/or the 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021