Karen Johnson Davidson County
Batch# 399402 DEEDWARR
05/13/2020 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20200513-0049422

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/29/21
(AFFIX SEAL)

MICHELLE W. LOCKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Y-VRES-20-2231

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria Candelaria Arana Reyes and Jorge Luis Marcial Perez	CMG Mortgage, Inc. dba CMG Financial	
(NAME)	(NAME)	**135-00-0-231.00**
2231 Smith Springs Road	3160 Canyon Rd Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN FISCHER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIA CANDELARIA ARANA REYES AND JORGE LUIS MARCIAL PEREZ, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning on an iron pin on the South margin of Smith Springs Road being the Northwest corner of the herein described tract and the Northeast corner of Curran property and being approximately 485 feet West of the intersection of Smith Springs Road and the Una Recreation Center Road, thence with the South margin of Smith Springs Road around a curve to the right an arc distance of 126.48 feet and having a cord bearing North 77 degrees 41 minutes 04 seconds East, a cord distance of 126.25 feet to an iron pin; thence North 83 degrees 55 minutes 12 seconds East 64.13 feet to an iron pin; thence around a curve to the right an arc distance of 28.34 feet, and having a cord bearing North 84 degrees 50 minutes 21 seconds East, and a cord distance of 28.34 feet to an iron pin, the Northeast corner of this parcel (231) and the Northwest corner of parcel (337); thence leaving the South margin of Smith Springs Road South 07 degrees 21 minutes 59 seconds West 397.26 feet to an iron pin in the South property line of the herein described tract at the North line of Stephenson and at the Southeast corner of this tract; thence generally with the fence and Stephenson's North line South 82 degrees 01 minutes 54 seconds West 199.30 feet to an iron pin set at the Southwest corner of the herein described tract the Southeast corner of Curran, thence with Curran's East line North 04 degrees 53 minutes 26 seconds East 386.75 feet to an existing iron pin, the point of beginning and containing 1.75 acres, 76,239 square feet more or less according to a survey by Galyon Northcutt Surveying dated 4-27-2015 and revised 5-1-2015.

Being the same property conveyed to Kevin Fischer by Warranty deed from Elva Elizabeth Sullivan and Darren Lee Farr of record in Instrument No. 20150915-0093326 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 15, 2015.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4885, Page 93, Register's Office for Davidson County, Tennessee.
- Subject to Easement Agreement for Driveway, Landscape Buffer and Retaining Wall of record in Instrument Number 20200505-0047017, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **2231 Smith Springs Road, Nashville, Tennessee 37217**.

Witness my/our hand(s) this the 30th DAY OF APRIL, 2020.

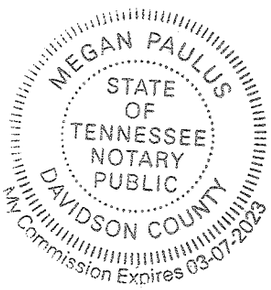
Kevin Fischer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN FISCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)