WARRANTY DEED

Karen Johnson Davidson County
Batch# 402533 DEEDWARR
05/19/2020 10:50:06 AM 2 pgs
Fees: $13.00 Taxes: $1,846.30

20200519-0051751

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $499,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF MAY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-5-21

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-7126B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Danyvid Olivares-Villagomez and Kerry Olivares-Hansen		142-16-0B-054.00-CO
129 Amherst Way	New Owner	
Nashville, TN 37221		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANDREA C. BARACH, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DANYVID OLIVARES-VILLAGOMEZ AND WIFE, KERRY OLIVARES-HANSEN

HEREINAFTER CALLED THE GRANTEE(S), 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. 54 on the Plan of Arlington Green, Phase I of record in Plat Book 6900, Page 399 and amended in Book 7517, page 281, 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 Andrea C. Barach and husband, Peter J. Schine by Warranty deed from Fred Yazdian and Jerome Rosenblum of record in Book 11088, page 530, Register's Office for Davidson County, Tennessee, dated August 28, 1998 and recorded on August 31, 1998. Peter J. Schine having since died August 12, 2017 leaving sole ownership to Andrea C. Barach as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 129 Amherst Way, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 18th day of May, 2020.

Andrea C. Barach

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ANDREA C. BARACH, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of May, 2020.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-7126B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027