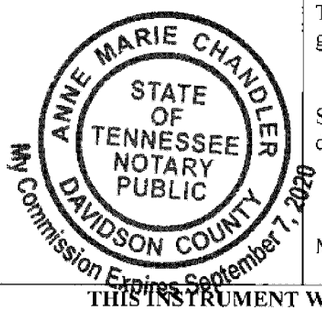
Karen Johnson Davidson County
Batch# 417931 DEEDWARR
06/18/2020 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20200618-0063699

# Warranty Deed

| | |
|---|---|
|   | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $400,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 29th day of May, 2020.<br><br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Mark M. Horwitz | Guaranteed Rate, Inc. | 081-01-0-078.00 |
| 617 Pierpoint Drive | 3940 N. Ravenswood Ave. | |
| Nashville, TN 37207 | Chicago, IL 60613 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUAN M. CONTRERAS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK M. HORWITZ, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of The First Addition to Haley's Subdivision of a Part of Block 5 of the G.T. Sheegog Subdivision of record in Plat Book 1130, Page 86, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 100 feet on the Easterly side of River Drive and runs Back between lines, 307.4 feet on the Southerly line and 278.6 feet on the Northerly line, to the Low Water Mark of the Cumberland River, on which it measures 103 feet more or less.

Being the same property conveyed to Victoria K. Contreras, unmarried by Warranty deed from Ernest R. Jones and Sandra Jones, husband and wife of record in Instrument No. 20060421-0045974 Register's Office for Davidson County, Tennessee, dated April 14, 2006 and recorded on April 21, 2006.

Being the same property conveyed to Victoria K. Contreras and Juan M. Contreras, as tenants in common with rights of survivorship by Quitclaim deed from Victoria K. Contreras, unmarried of record in Instrument No. 20100714-0055095 Register's Office for Davidson County, Tennessee, dated June 14, 2010 and recorded on July 14, 2010. Victoria K. Contreras having since died leaving subject property vested solely in Juan M. Contreras as surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1718 River Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of May, 2020.

**Juan M. Contreras**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 29th day of May, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022