THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527097

Karen Johnson Davidson County
Batch# 423326 **DEEDWARR**
06/23/2020 08:00:01 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20200623-0067132

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $175,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gustavo Fuentes 3108 Margie Drive Joelton TN 37080	New Owner	Tax Parcel ID No. 015 14 0 079.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bert C. Hensley, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gustavo Fuentes, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 39, WILLIAM HILLS, SECTION 2, as shown on plat of record in Plat Book 4460, Page 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 39 fronts 109.65 feet on the Easterly margin of Margie Drive and extends back 343.4 feet on the Southerly line and 338.6 feet on the Northerly line to a dead line in the rear, measuring 149.0 feet thereon.

Being the same property conveyed to Bert C. Hensley, by Warranty Deed from Loreen Julia Spain, Single, of record in Instrument No. 20191001-0100194, in the Register's Office of Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

Said property was not the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILLIAM HILLS, SECTION 2, as recorded in Plat Book 4460, Page(s) 62.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4576, Page 846.
Agreement as set forth in instrument recorded in Book 4761, Page 350 and Book 4761, Page 355.

This is improved property located at 3108 Margie Drive Joelton TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2020.

Bert C. Hensley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bert C. Hensley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022