Karen Johnson Davidson County
Batch# 430077 DEEDWARR
07/02/2020 11:33:10 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20200702-0071812

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200600244

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
1st day of July, 2020

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raynaldo Valazquez Garcia **and Cinthia Janet Orozco Delgado** **726 Dover Road** **Nashville, TN 37211**	SAME	**119-12-0-074.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VW 4 Life, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raynaldo Valazquez Garcia and Cinthia Janet Orozco Delgado, Husband and Wife

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 Lot No. 73 on the Plan of Battlewood, Section One, of record in Plat Book 1835, Page 31, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot fronts 106.86 feet on the Northerly side of Dover Road and runs back 122.91 feet on the Easterly line and 181.74 feet on the Westerly line to a dead line in the rear to which it measures 105 feet.

BEING the same property conveyed to VW 4 Life, LLC by Quitclaim Deed from Brian Hughes, dated 7/31/2019 and recorded 8/19/2019 in Instrument No. 20190819-0083018; and being the same property previously conveyed to Brian Hughes by Warranty Deed from Susan Jones, dated 8/27/2015 and recorded 9/10/2015 in Instrument No. 20150910-0092183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **726 Dover Road, Nashville, TN 37211**
TO HAVE AND TO HOLD the said tract or parcel of land, w.th 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 our hands this 1st day of July, 2020.

VW 4 Life, LLC

BY: _____
Brian C. Hughes, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Brian C. Hughes with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Manager of VW 4 Life, LLC the within named bargainor, and corporation, and that he as such Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Brian C. Hughes as such Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of July, 2020.

Commission Expires:_____

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022