This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $370,000.00.

Michelle Martin
Affiant

Subscribed and sworn before me this the 8th day of July, 2020.

Notary Public
My commission expires: 9-6-22

Karen Johnson Davidson County
Batch# 435446 **DEEDWARR**
07/10/2020 01:13:51 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20200710-0075549

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeanith Padilla 638 Harpeth Bend Drive Nashville, TN 37221	Gardner Financial Services LTD dba Legacy Mutual M 3503 Paesanos Parkway San Antonio, TX 78231	142-15-0 008.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA BREYER, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JEANITH PADILLA AND ROMMEL PADILLA, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 89, on the plan of Harpeth Valley Park, Section 1, of record in Plat Book 3600, Pages 93-94, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Rebecca Breyer, unmarried, by deed from Barbara Ambrose, married, dated 10/31/2011, of record in Instrument No. 20111109-0087576, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 638 Harpeth Bend Drive, 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BD

Witness my hand this the 8th day of July, 2020.

Rebecca Breyer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rebecca Breyer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2020.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY