WARRANTY DEED

ADAM JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

R-VRES-20-907

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julio Berrones, III and Lyndi Berrones	**SecurityNational Mortgage Company**	
(NAME)	(NAME)	**044-15-0-210.00**
907 Jones Street	**5300 South 360 West # 150**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Murray, UT 84123**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CHARLES CONRAD MARTIN, III AND SARAH DEEGAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIO BERRONES, III AND LYNDI BERRONES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 219 on the Plan of Section A, Village of Old Hickory of record in Plat Book 1424, Page 68, 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 Charles Conrad Martin, III and Sarah Deegan, husband and wife by Warranty Deed from Patrick Mills and Bonnie Dean Mills, husband and wife of record in INstrument No. 20190125-0007724 Register's Office for Davidson County, Tennessee, dated Janueary 25, 2019 and recorded on January 25, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 9368, Page 804, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 8290, Page 865, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080805-0080798 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **907 Jones Street, Old Hickory, Tennessee 37138**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 435570 **DEEDWARR**
07/10/2020 02:59:23 PM 2 pgs
Fees: $13.00 Taxes: $969.40

20200710-0075718

Witness my/our hand(s) this the 8th DAY OF JULY, 2020.

Charles Conrad Martin, III by Laura Mitchell, Attny-in-fact
Charles Conrad Martin, III by Laura Mitchell as Attorney in Fact

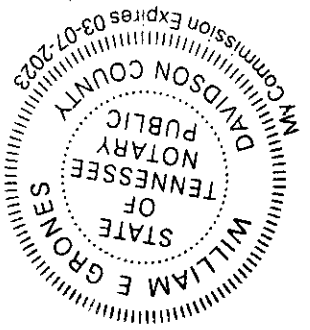
Sarah Deegan by Laura Mitchell, Attny-in-fact
Sarah Deegan by Laura Mitchell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES CONRAD MARTIN, III AND SARAH DEEGAN, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES CONRAD MARTIN, III AND SARAH DEEGAN.

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

William E Groves
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212