Karen Johnson Davidson County
Batch# 499467 DEEDWARR
10/20/2020 03:50:05 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20201020-0122328

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930492**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 19th day of October, 2020. Notary Public My Commission Expires:

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erik Lillie and Barry Heard 2910 Windemere Court Nashville TN 37214	~~New Owner~~ CMG Mortgage Inc 3160 Crow Canyon Rd Ste 400 San Ramon CA 94583	Tax Parcel ID No. 084-07-0-025.00

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, **Lourdes Chacon and Agustin Chacon, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Erik Sorg Lillie and Barry Curtis Heard, a married couple**, ("Grantees"), their 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(s) 126, as shown on the map entitled Section Four, Sunny Acres, of record in Plat Book 2900, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LOURDES CHACON and AGUSTIN CHACON, WIFE AND HUSBAND, by deed from CHARLES S. MELTON JR., EXECUTOR AND CO-TRUSTEE AND CANDACE MELTON BONNER, CO-TRUSTEE OF THE RUTH Q. MELTON REVOCABLE TRUST UAD JULY 31, 1991, of record in Instrument No. 20180419-0036959 , dated April 17, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 084-07-0-025.00.

Title to that portion of the premises, if any, embraced within the right-of-way of Railroad.

Matters shown on the Plan of record in Plat Book 2900, page 2, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4462, page 87, said Register's Office.

This is improved property located at 2910 Windemere Court Nashville TN 37214

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-P-20-2910

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 19th day of October, 2020.

Lourdes Chacon

Agustin Chacon

STATE OF ~~TENNESSEE~~ TEXAS)
COUNTY OF ~~DAVIDSON~~ EL PASO) ss. 10/16/2020

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

Witness my hand, at office, this ~~19th~~ 16th day of October, 2020.

Notary Public

My Commission Expires: 11/10/2023

IVONNE AGUIRRE
Notary Public, State of Texas
Comm. Expires 11-10-2023
Notary ID 130435723