WARRANTY DEED



Y-SB-VRES-20-708

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 26th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Brian J. Bermudez	**New Owner**	
(NAME)	(NAME)	
708 Vanguard Pl		**135-14-0C-015.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **CICERON A. BERMUDEZ A/K/A CICERON ALFONSO BERMUDEZ, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN J. BERMUDEZ, A SINGLE MAN,** 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. 15 on the Plan of Ransom Village of record in Plat Book 7900, Page 833, 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 Ciceron A. Bermudez by Warranty deed from Michael A. Boden, and wife Connie E. Boden of record in Book 10502, page 213, Register's Office for Davidson County, Tennessee, dated June 17, 1997 and recorded on June 23, 1997.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable and paid at closing.
- Subject to all matters shown on the Plan of record in Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9525, Page 187, as amended in Book 9647, Page 72, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9525, Page 210, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easement of record in Book 9653, Page 153, in the Register's Office for Davidson County, Tennessee.
- Detention Pond Easement of record in Book 6594, Page 983, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 6594, Page 903, in the Register's Office for Davidson County, Tennessee.
- Joint Maintenance of record in Book 6865, Page 79, 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: **708 Vanguard Pl, Antioch, Tennessee 37013**.

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# 507531 **DEEDWARR**
11/02/2020 03:28:16 PM 2 pgs
Fees: $13.00 Taxes: $969.40

20201102-0128049

Witness my/our hand(s) this the 26th DAY OF OCTOBER, 2020.

Ciceron Alfonso Bermudez by Leonidas Rodrigo Bermudez, Attorney-In-Fact

Ciceron Alfonso Bermudez by Leonidas Rodrigo Bermudez,
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, LEONIDAS RODRIGO BERMUDEZ, 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 CICERON ALFONSO BERMUDEZ, and who acknowledged he/she/they executed the same as the free act and deed of the said CICERON ALFONSO BERMUDEZ.

Witness my hand and official seal, this the 26th of October, 2020.

Notary Public
My Commission Expires: 5/7/21
(SEAL)

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

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