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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $680,000.00.

Affiant

Subscribed and sworn before me this the 12th day of November, 2020.

Notary Public
My commission expires:
6-26-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 516542 DEEDWARR
11/13/2020 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20201113-0134251

WARRANTY DEED

Address of New Owner:
Morton Valldejuli and Anastasia Valldejuli
900 Villa Place
Nashville, TN 37212

Send Tax Bill to:
Highlands Residential Mortgage
12001 N. Central Expressway, Ste 750
Dallas, TX 75243

Tax Information:
093-13-0F-001.00 CO

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, RANDY HARGROVE AND SHARON HARGROVE, HUSBAND AND WIFE hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANASTASIA VALLDEJULI AND MORTON VALLDEJULI, 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 Unit A on the Plan of Villa Street Townhomes of record in Instrument No. 20081008-0101849, 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 Randy Hargrove and Sharon Hargrove, husband and wife, from Moore Benjamin Shoemaker and wife, Ashley Hall Shoemaker by Warranty Deed dated November 1, 2016 of record in Instrument No. 20161103-0116386 Register's Office for Davidson County, Tennessee.

This is improved property known as 900 Villa Place, Nashville, TN 37212.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 900 Villa Place, Nashville, TN 37212.

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.

Witness my hand this the 11 day of November, 2020.

Randy Hargrove by Jenny West Attorney in Fact
Randy Hargrove

Sharon Hargrove by Jenny West Attorney in Fact
Sharon Hargrove

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11 day of November, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Randy Hargrove by Specific POWER OF ATTORNEY dated 10/28/2020, and who acknowledged that he executed the same as the free act and deed of Randy Hargrove.

Witness my hand and official seal this 11 day of November, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11 day of November, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sharon Hargrove by Specific POWER OF ATTORNEY dated 10//28/2020, and who acknowledged that he executed the same as the free act and deed of Sharon Hargrove.

Witness my hand and official seal this ~~12th~~ 11th day of November, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Nick Harris**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY