Karen Johnson Davidson County
Batch# 583791 DEEDWARR
03/04/2021 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210304-0027982

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF February 2021

Notary Public

MY COMMISSION EXPIRES **01/23/2023**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilfredo E Centeno Arias Alida M Lara De Centeno	Same	
(NAME)	(NAME)	041030A10500
1282 Goodmorning Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, a I, **Music City Lands Trust, William Paton as Beneficiary and as Successor Trustee**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wilfredo E Centeno Arias and Alida M Lara De Centeno, Joint Tenants ,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 43 on the Plan of Final Plat, Section Two, Vantage Pointe (Formerly North Forty) of record in Plat at Instrument No. 20060406-0040015, 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 a portion of the same property conveyed to Music City Lands Trust, Idella M. Lawrence, Trustee by Warranty deed from Danny Lassiter of record in Instrument No. 20150406-0030038 Register's Office for Davidson County, Tennessee, dated April 01, 2015 and recorded on April 06, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subject to all matters shown on the Plan of record as Instrument Number 20060406-0040015, 20031009-0150482, as amended in Instrument No. 20060830-0107227 and Instrument No. 20061002-0121913, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws of record in Instrument Number 20060830-0107227. HOA Charter of record in Instrument Number 20060829-0106727. Certificate of Trust of record in Instrument Number 20200520-0052369. Storm Water Detention Agreement of record in Instrument Number 20111102-0119701. Subject to rights of others in and to the common areas and/or elements in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved ___ improved x property, known as 1282 Goodmorning Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 24th day of February, 2021.

Music City Lands Trust, William Patton as Beneficiary and as Successor Trustee

William Patton as Beneficiary and as Successor trustee

William Patton as Beneficiary and as Successor Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared William Paton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Beneficiary and as Successor Trustee the within named bargainor, Music City Lands Trust, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Beneficiary and as Successor.

WITNESS my hand and official seal at office this 24th day of February, 2021.

Emily D Reed
Notary Public

My Commission Expires: 1/8/2024

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

True Copy Certification

I, Desiree Sailema, 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, Tish Baldwin, a notary public for this county and state, Desiree Sailema, 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: 01/23/2023

