WARRANTY DEED

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Ninfa Perez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16590

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ninfa Perez	Ninfa Perez	14803001600
(NAME) 3322 Ezell Road	(NAME) 3322 Ezell Road	14803001700
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, WE, Marie C Taylor and Mary Taylor Lackey and Herbert Michael Taylor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ninfa Perez A.K.A Ninfa Perez Carrazco and husband Raul Hernandez, 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:

Tract 1
Land in the 5th, formerly the 7th, Civil District of said County, being Lot No. 8 on the plat showing subdivision of the northwesterly part of the L.C Hartley property, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, April 11, 1953, as follows:
Beginning at a point on the easterly margin of Ezell Road, at the southwest corner of lot No. 1 on the said plan, conveyed to L.C Hartley, Jr. and wife, Jane Hill Hartley by deed from L. C. Hartley and wife of record in Book 1729, page 413, and by deed of correction of record in book 1878, Page 303, Register's Office for said County, said point being also 652 feet Southerly from the southeast corner of said Ezell Road and Antioch Pike; thence with the southern boundary line of said lot No. 1, South 86° 30' east 150 feet to an iron pin in the southeast corner of said lot; thence south 3° 30' west 100 feet to an iron pin; thence north 86° 30' west 150 feet to an iron pin in the easterly margin of said Ezell Road; thence with the easterly margin of said road, north 3° 30' east 100 feet to the beginning.

Being the same property conveyed to Louise Crawford Taylor and Marie Crawford Taylor, by deed of record in Bodk 2152, Page 393, Register's Office for Davidson County, Tennessee. The said Louise Crawford Taylor a/k/a Louise C. Taylor having since died testate as evidenced by her will in 10P-1085 Probate court Clerk's Office for Davidson County, Tennessee and by said will her portion of the said property was devised to Mary Taylor Lackey and Herbert Michael Taylor. Louise Crawford Taylor was predeceased by her husband Herbert Hershall Taylor.
The said Marie Crawford Taylor being one and the same as Marie C. Taylor.

Tract 2
Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, described as follows: Beginning on the Easterly margin of Ezell Road 752 feet' more or less, South of the Southwesterly margin of Antioch Pike, being the Southwest corner of the tract of land conveyed to Louise C. Taylor and Marie C. Taylor by deed from L. C. Hartley, Jr. and wife Jane Hill Hartley of record in Book 2152, Page 393, Register's Office for said County; thence with the Southerly margin of said Taylor property South 86° 30' East 150 feet to a pin marking the Southeast corner of said Taylor property; thence South 3° 30' West 75 feet to an iron pin; thence North 86° 30' West 150 feet to an iron pin in the Easterly margin of said Ezell Road; thence with the Easterly margin of said Ezell Road North 3° 30' East 75 feet to the point of beginning.

Being the same property conveyed to Louise C. Taylor and Marie C. Taylor, by deed of record in Book 2392, Page 619, Register's Office for Davidson County, Tennessee. The said Louise C. Taylor a/k/a Louise Crawford Taylor having since died testate as evidenced by her will in 10P-1085 Probate court Clerk's Office for Davidson County, Tennessee and by said will her portion of the property was devised to Mary Taylor Lackey and Herbert Michael Taylor. Louise C. Taylor was predeceased by her husband Herbert Hershall Taylor. The said Marie C. Taylor and Marie Crawford Taylor being one and the same.

BILL GARRETT, Davidson County
Trans:T20110058310 DEEDWARR
Recvd: 09/20/11 11:26 2 pgs
Fees:13.00 Taxes:185.00
20110920-0072761

unimproved ☐

This is improved ☒ property, known as 3322 Ezell Road, Nashville, TN 37211

(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 our hands this 14th day of September, 2011.

Herbert Michael Taylor

Marie C Taylor

Mary Taylor Lackey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie C. Taylor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville Tennessee this 14th day of September, 2011.

Commission expires:

Notary Public

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Taylor Lackey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville Tennessee this 14th day of September, 2011.

Commission expires:

Notary Public

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert Michael Taylor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2011.

Commission expires:

Notary Public

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County