WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/13 08:51 2 pgs
Fees:13.00 Taxes:431.05
20131028-0111616

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$116,500.00.**

Affiant

Subscribed and sworn to before me this 22nd day of October, 2013.

Notary Public
My Commission Expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Karen Estrada	Gardner Financial Services, LTD	133-2-363
191 McCall Street	3503 Paesanos Parkway	
Nashville, TN 37211	San Antonio, TX 78231	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Emma Dean Hall, widow,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Karen Estrada, unmarried and Elmer Estrada, married, as joint tenants with right of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of McCall Park, as of record in Book 3500, Page 86, Register's Office for said County.

Said Lot No. 1 fronts 90 feet on the south side of McCall Street, and extends back 244.7 feet on the easterly line and 246.6 feet on the westerly line, to a dead line in the rear on which it measures 75.2 feet.

Being the same property conveyed to J.L. Hall and wife, Emma Dean Hall from K.R. Stanfill and wife, Jean Stanfill by Warranty Deed on January 4, 1966, of record in Book 3975, Page 390, Register's Office for Davidson County, Tennessee. Said J. L. Hall having since died on 10/4/08 leaving Emma Dean Hall, surviving tenant.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsuequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3500, Page 86, Register's Office for Davidson County, Tennessee.

This is improved property known as: **191 McCall Street, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 22, 2013.

Emma Dean Hall
Emma Dean Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Emma Dean Hall** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 22, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY