BILL GARRETT, Davidson County
Trans:T20130102170 DEEDWARR
Recvd: 12/05/13 10:01 2 pgs
Fees:13.00 Taxes:159.10

20131205-0123896

WARRANTY DEED

JERI ROPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ET-13-3116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/24/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elvira Valencia Moreles	Elvira Valencia Moreles	
4847 Gillespie Drive (ADDRESS)	(NAME) 4847 Gillespie Drive (ADDRESS)	148-14 302.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CONNIE S. QUALLS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELVIRA VALENCIA MORELES, MARRIED, hereinafter called the Grantee(s), their heirs 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 91A, HAYWOOD FOREST, SECTION THREE, ZONE-LOT DIVISION, as shown on plat of record in Plat Book 5800, Page 285, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Connie S. Qualls, unmarried woman by Warranty Deed from Thomas L. Baldassarre, married man, recorded on the 5th day of November, 2008 in Instrument No. 20081105-0109930, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4847 Gillespie Drive, Antioch, Tennessee 37013
(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 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.

Witness my/our hand(s) this 25th day of November, 2013.

Connie S. Qualls

STATE OF Tennessee

COUNTY OF Davidson

On this the 25th day of November, 2013, before me personally appeared Connie S. Qualls to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of November, 2013.

Notary Public

JERI ROPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:

10/24/16

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520