WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,000.00

Affiant

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/19/16

(AFFIX SEAL)

File No.: AV-14-2503

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Waleska Valdez and Joel Interiano	NEW OWNER	092-02-0-366.00
(NAME)	(NAME)	
233 Willow Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ARVIS GOOCH AND CHERYL BRYANT, CO-EXECUTORS OF THE ESTATE OF DAPHNE J. PRATT**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WALESKA VALDEZ AND HUSBAND JOEL INTERIANO**, 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 No. 14, BLOCK 2, MAP OF SUBDIVISION OF THE HEFFERNAN PLACE, as shown on plat of record in Plat Book 161, Page 138, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

For reference: Said Lot No. 14 fronts 50 feet on the south side of Heffernan Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Daphne J. Pratt by Warranty Deed from Lola M. Cunningham, Unmarried, dated November 29, 1983, of record in Deed Book 8183, Page 643, in the Register's Office of Davidson County, Tennessee.

Daphne J. Pratt, also known as Daphne J. Dixon, Daphne Jean Dixon, and Daphne Pratt Dixon, died on September 3, 2013. Subject property is conveyed as a part of the Last Will & Testament of Daphne Pratt Dixon, filed in the Davidson County Probate Court, Docket No. 13P-1585.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20140009172 DEEDWARR
Recvd: 02/10/14 08:39 2 pgs
Fees:13.00 Taxes:40.70

20140210-0011173

unimproved ☐
This is improved ☒ property, known as 2503 Meharry Blvd., Nashville, TN 37208

(House Number) (Street) (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 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 7th day of February, 2014.

The Estate of Daphne J. Pratt

BY: _____
Arvis Gooch, Co-Executor

BY: _____
Cheryl Bryant, Co-Executor

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of February, 2014, before me personally appeared Arvis Gooch, Co-Executor of the Estate of Daphne J. Pratt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 7th day of February, 2014.

_____
Notary Public
My Commission Expires: 8/23/2016



STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of February, 2014, before me personally appeared Cheryl Bryant, Co-Executor of the Estate of Daphne J. Pratt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 7th day of February, 2014.

_____
Notary Public
My Commission Expires: 8/23/2016

