Bop 29

BILL GARRETT, Davidson County
Trans:T20140050745 DEEDWARR
Recvd: 07/15/14 15:36 3 pgs
Fees:18.00 Taxes:314.50
20140715-0062525

19242
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)
Mr. & Mrs. Cesar Pacheco
437 Tampa Drive
Nashville, TN 37211

Send Tax Bills to: and
New Owner(s)

Map-Parcel:
13312007300

FOR AND IN 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, I/we, **William Ricky Davis, Executor to the Estate of Janet Faye Davis** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cesar Pacheco and Beatriz Garcia, husband and wife**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 88 on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office for said County.

Said Lot No. 88 fronts 67 feet on the westerly side of Tampa Drive and extends back 167 feet on the northerly line and 167 feet on the southerly line to a dead line measuring 67 feet thereon.

BEING the same property conveyed to William A. Davis and wife, Janet Faye Davis by Warranty Deed from Thomas B. Silcox and wife, Linda Silcox, dated August 18, 1971, and filed in Book 4530, page 412, said Register's Office. The said William A. Davis having predeceased Janet Faye Davis. The said Janet Faye Davis having died testate, No. 13P-2002, and pursuant to Order to Approve Sale, William Ricky Davis as Exectutor or Personal Representative is empowered to sale subject property.

THIS conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This is improved property known as: 437 Tampa Drive, Nashville, TN 37211

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 whosoever.

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 as of the date shown on the Notary Form.

William Ricky Davis, Executor

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, William Ricky Davis, Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of July, 2014.

My Commission Expires:

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Sworn to and subscribed before me
this 14th day of July, 2014.

Notary Public

My Commission Expires:

