NEW OWNER:

Felipe Lopez Cervantes
Amado Ariel Valey
882 Idlewild Drive
Madison, TN 37115

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0664

Map 052 Group 05-0 Parcel 200.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140078412 DEEDWARR
Recvd: 10/17/14 12:36 3 pgs
Fees:18.00 Taxes:323.75
20141017-0096031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty-Seven Thousand Five Hundred and 00/100 Dollars ($87,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NANCY C. ETHRIDGE** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **FELIPE LOPEZ CERVANTES, unmarried, AND AMADO ARIEL VALEY, unmarried, as tenants in common** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of subdivision of Lots Nos. 35, 36 and 37 in the subdivision of part of the H. B. Chadwell Tract, of record in Plat Book 547, Page 60, Register's Office for said County, described according to a survey made by Blanchard and Parrish, Engineers, November 21, 1941, as follows:

Beginning at an iron pin in the southerly line of the property conveyed to F. M. Powell and wife, by deed from W. Y. Partee and wife, of record in Book 725, Page 241, said Register's Office, 35 feet south 57 degrees 25' east from the center of a private drive; thence with Powell's southerly line, south 57 degrees 25' east 144.8 feet to an iron pin; thence south 20 degrees 57' west 162.7 feet to an iron pin; thence north 72 degrees 50' west 120 feet; thence north 15 degrees 00' east 200.3 feet to the beginning.

Being the same property conveyed to Fate H. Ethridge and wife, Katie E. Ethridge, by Warranty Deed from Roy L. Campbell and wife, Edna Campbell, dated November 1, 1967 and of record in Book 4186, Page 774, Register's Office for Davidson County, Tennessee. Fate H. Ethridge died intestate on August 30, 1969, leaving a spouse, Katie Elizabeth Ethridge. Katie Elizabeth Ethridge married David Polland Kerr on or about February 5, 1971. David Polland Kerr died on September 17, 1972. Katie Elizabeth Kerr died on October 31, 2011, leaving one child, Nancy C. Ethridge. Katie Elizabeth Ethridge's Last Will and Testament, which is attached to this Affidavit of Heirship and incorporated herein, gave Ken Hanks a lifetime leasehold interest in the real property, and the remainder of the real property in fee simple to Nancy C. Ethridge. Kenneth Hanks relinquished

possession and occupation of the real property on November 27, 2011, ending his lifetime leasehold interest, and placing full vesting of title in Nancy C. Ethridge. See affidavit of heirship in Instrument No. 20140604-0048580, said Register's Office.

This is IMPROVED property known as 882 Idlewild Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10th day of **October, 2014**.

NANCY C. ETHRIDGE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NANCY C. ETHRIDGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 10th day of **October, 2014**.

NOTARY PUBLIC

My commission expires: 1/9/2018

SHARON RAMOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

****

The actual consideration or value, whichever is greater, for this transfer is $ **87,500.00** .

Codesta Thomas

AFFIANT

Sworn to and subscribed to before me 10 day of **October, 2014**.

J Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY