WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140085623 DEEDWARR
Recvd: 11/13/14 11:00 2 pgs
Fees: 13.00 Taxes: 288.60
20141113-0104706

STATE OF TENNESSEE NOTARY PUBLIC
ANITA LESTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2014

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Esteban Morales	NEW OWNER	Parcel ID:
5353 Cane Ridge Rd.; Apt. 1514		17500005900
Antioch, TN 37013		

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, we

Nancy Ardrey, Conservator for Helen Elizabeth Stewart Parker, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto *
Esteban Morales, Armando Guevara, Romulo Villatoro and Febe Villanueva, tenants in common with full right
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

***of survivorship**

Being in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Emerson N. Stewart's Subdivision No. 1, not of record, described partly according to a survey of said subdivision made by Pete Meyer, February 21, 1946, as follows:

Beginning at the northwest corner of Maxwell Road as now located and an unnamed 30 foot street, now called Rucker Street, said point being north 88 deg. 50' west 1231.6 feet from the western boundary line of the property conveyed to William S. Hittinger and wife, Tennie Mae Hittinger by deed from Christopher C. Hamilton and wife, of record in Book 1683, Page 614, Register's Office for said County; thence with the northerly margin of said Maxwell Road, as now located north 85 deg. 50' west 300 feet to the eastern boundary line of Lot No. 2 shown on said survey conveyed to William Anderson, thence with the line between said Lots Nos. 2 and 3, north 3 deg. 45' east 300 feet, more or less, to a point in the southerly margin of a 30 foot unnamed street, now called Stewart Street; thence with the same south 85 deg. 50' east 300 feet to the westerly margin of said Rucker Street; thence with same south 3 deg. 45' west 300 feet to the beginning.

BEING the same property conveyed to Helen Elizabeth Stewart Parker by deed from Tennie Mae Stewart, of record in Book 3925, Page 930, dated August 19, 1965, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4052 Maxwell Road, Antioch, TN 37013

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 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 hand this 12th day of November, 2014.

Nancy Ardrey Conservator of Helen Elizabeth Stewart Parker

Nancy Ardrey, Conservator for Helen
Elizabeth Stewart Parker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Ardrey, 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 Nashville, Tennessee, this 12th day of November, 2014.

My Commission Expires: 8/23/16

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nancy Ardrey, Conservator for Helen Elizabeth Stewart Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Conservator for Helen Elizabeth Stewart Parker, and as such Conservator, she is authorized to execute the instrument on behalf of Helen Elizabeth Stewart Parker.

Witness my hand and official seal this 12th day of November, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.