WARRANTY DEED	STATE OF COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF NOVEMBER, 2014. Notary Public MY COMMISSION EXPIRES: 9/10/18 (AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheri D. Bayer Weldy	Farmington Mortgage, A Division of CapStar Bank	135160a01100co
(NAME)	(NAME)	
904 Flintlock Place	2002 Richard Jones Road Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ruben S. Andrade and Teresa C. Andrade husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheri D. Bayer Weldy, an unmarried woman, 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:

Land in Davidson County, Tennessee, being Lot No. 27 of Nashboro Village, Tracts 8, 9, and 10 of record in Book 5200, Page 186, 187, 188, and 189, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ruben S. Andrade and Teresa C. Andrade, husband and wife, by deed of record in Instrument No. 20090406-0031250, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 904 Flintlock Place, Nashville, TN 37217
(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 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.

BILL GARRETT, Davidson County
Trans:T20140087521 DEEDWARR
Recvd: 11/20/14 12:07 2 pgs
Fees:13.00 Taxes:612.35
20141120-0107047

Witness our hands this 17th day of November, 2014.

Ruben S. Andrade

Teresa C. Andrade

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruben S. Andrade and Teresa C. Andrade, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Palm Springs, Ca. 92262 this 14 day of November, 2014.

Commission expires:
5/30/2018

Notary Public

DIANNE A. KRULITZ
Commission # 2069729
Notary Public - California
Riverside County.
My Comm. Expires May 30, 2018