WARRANTY DEED

The actual consideration or value for this transfer is $ 16,500.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 29 day of September, 2015.

NOTARY PUBLIC
My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/29/15 13:37 3 pgs
Fees:18.00 Taxes:61.05
20150929-0098888

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Esq. 3844 Old Hickory Bvd. Old Hickory, TN. 37138. (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:		MAP / PARCEL NO.
ROBERT S. EDWARDS, Jr. & wife	New Owners	Tract I	53 - 8 / 148.00
ELIZABETH C. EDWARDS		Tract II	53 - 8 / 16.00
2210 Lakeshore Dr.			
Old Hickory, TN. 37138			

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by ROBERT S. EDWARDS, Jr. and wife ELIZABETH EDWARDS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JHON PULECIO**, an un-married man, the GRANTOR herein, by these presents do transfer and convey unto:

ROBERT S. EDWARDS, Jr. and wife, ELIZABETH C. EDWARDS, the GRANTEES herein, their heirs and assigns, in fee simple absolute, all my right title, estate and interest in certain tracts or parcels of land located in **Davidson** County, State of Tennessee, described as follows:

TRACT I. Land in the 4th Civil District, (11th Councilmanic District) of Davidson County, Tennessee being the Westerly part of Lots No. 11 & 12, Block 14 on the Plan of Dabbs & Elliot Subdivision, of record in Book 547, page 127, Register's Office for Davidson County, Tennessee and described according to a survey by Ralph Lambert & Son Surveyors, dated September 6, 1975 as follows:

Beginning at an iron pin in the Southerly margin of Lakeshore Drive, (formerly Pitts Avenue), said point being North 49° 31' West 114.0 Feet from the right of way intersection of said Drive and 24th Street, said point being the Northwesterly corner of Lot Nc. 12; thence North 49° 31' West 30 feet to an iron pin at the intersection of said Drive and a 10 foot alley (undeveloped); thence, South 40° 29' West with the Easterly margin of said alley, 100.0 feet to an iron pin, said point being the common corner of Lots 10 & 11; thence with the line of Lots 10 & 11 South 49° 31' East 36.2 Feet to an iron pin; thence North 33° 31' 29" East bisecting lots 11 & 12, 84.06 feet to an iron pin; thence South 56° 28' 21" East 6.0 feet to an iron pin; thence; North 33° 31' 29" East 16.0 feet to the point of beginning.

TRACT II. Land in the 4th Civil District, (11th Councilmanic District) of Davidson County, Tennessee being the Westerly part of Lot No. 10, Block 14 on the Plan of Dabbs & Elliot Subdivision, Old Hickory, Tennessee, of record in Book 547, page 127, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the southeasterly margin of a 10 foot alley (undeveloped) at the northwest corner of the property conveyed to Ronald H. Blanchette by deed from Ida C. Pucket, of record in Book 4967, page 644 said Register's Office; thence; South 40° 29' West, with the Easterly margin of said alley, 50 feet to an iron pin, said point being the corner of Lots Nos. 9 and 10, South 49° 31' East 42.30 feet to an iron pin; thence North 33° 31' 29" East 50.37 feet to an iron pin at Blanchette's Southeast corner; thence with Blanchette's Southwesterly line, North 49° 31' West 36.2 feet to the point of beginning.

Being all the same property conveyed to Jhon Pulecio, and wife, Haydee Martinez, by deed from Beau Jarred Schekeryk of record as Instrument #20090123-0005971, Register's Office for Davidson County, Tennessee and conveyed to Jhon Pulecio by Deed of Haydee Martinez, of record as Instrument #20150722-0071715, said Register's Office.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The herein described property is subject to the following:
2015 Property taxes are to be prorated and assumed by the GRANTEES.

This is un-improved property known as: 2206 Lakeshore Dr. & 304 24th Street, Old Hickory, TN.

Witness my hand this 29 day of Sept, 2015.

JHON PULECIO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis, IV, a Notary Public in and for said County and State, the within named JHON PULECIO the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this 29 day of Sept 2015.

NOTARY PUBLIC
My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Janet A Pool the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

JANET A. POOL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Janet A. Pool
NOTARY PUBLIC

My Commission Expires: 7-2-2018

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LjeLaw.com