File# 10611

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160026380 DEEDWARR
Recvd: 04/01/16 10:12 2 pgs
Fees: 13.00 Taxes: 1443.00
20160401-0030902

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jorge Lopez	New Owner	14704010800
(NAME)	(NAME)	
322 Wallace Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Herbert F. Nelson Jr., Connie Cathey aka Connie N. Cathey, Bonnie N. Gouldin, and Ellen N. Roberts,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jorge Lopez,** 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:

A tract of land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Wallace Road, 62 feet west of the S. W. corner of a tract of land conveyed to E. F. Hagewood and wife, Ruth Bell Hagewood, by deed from Mrs. Mollie F. Utley and husband, W. C. Utley, of record in Book 1055, Page 130, Register's Office for said County; thence with the center of Wallace Road, westwardly 210 feet; thence northwardly 562 feet more or less to Travis south line; thence with said line eastwardly 210 feet; thence southwardly 562 feet, more or less, to the beginning.

Included in this description, however, expressly excluded from this conveyance is property conveyed in Book 4116, Page 906 and Book 4225, Page 761.

Being a portion of the property conveyed to Herbert F. Nelson and wife, June Downey Nelson, by deed from Frank Bal and wife, Eula M. ball of record in Book 2646, Page 229. Herbert F. Nelson having predeceased June Downey Nelson aka June D. Nelson. June D. Nelson having died testate and under Article III of the Last will and Testament of June D. Nelson, deceased, of record in Probate File 15P56, Probate Court Clerk's Office for Davidson County, Tennessee, devised property to Herbert F. Nelson, Jr., Connie Cathey, Bonnie N. Gouldin and Ellen N. Roberts.

This instrument executed on behalf of Herbert F. Nelson, Jr., by Deborah T. Nelson, attorney in fact of record in Instrument No. 20160401-0030901, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 322 Wallace Rd., Nashville, TN 37211

(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.

Witness my/our hands this 24th day of March, 2016.

Connie Cathey aka Connie N. Cathey

Herbert F. Nelson, Jr. by Deborah T. Nelson, attorney in fact

Herbert F. Nelson, Jr. by Deborah T. Nelson, attorney in fact

Bonnie N. Gouldin

Ellen N. Roberts

State of Tennessee
County of Williamson

Personally appeared before me Connie Cathey aka Connie N. Cathey, Bonnie N. Gouldin and Ellen N. Roberts, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of March, 2016.

Notary Public

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 24th day of March, 2016, before me personally appeared Deborah T. Nelson, the person who executed the foregoing instrument on behalf of Herbert F. Nelson, Jr. and who acknowledged that she executed the same as the free act and deed of the said Herbert F. Nelson, Jr., through Power of Attorney granted her by the said Herbert F. Nelson, Jr..

Notary Public
Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public Trece Mcadoo
My Commission Expires:

File No.: 10611