BILL GARRETT, Davidson County
Trans:T20160028670 DEEDWARR
Recvd: 04/08/16 10:42 2 pgs
Fees:13.00 Taxes:444.00
20160408-0033792

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Carlos Moreno
7031 Wikle Road West
Brentwood, TN 37027

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 148 14 0
PARCEL 093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Earl T Whorley, Jr.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Carlos Moreno and Juana G. Moreno, husband and wife,** 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. 86 on the Plan of Blanchard Heights, of record in Plat Book 2663, Pages 62 & 63, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Earl T. Whorley, and wife, Loretta S. Whorley by Warranty Deed from Melview Homes, Inc., dated August 21, 1959, of record in Book 2957, Page 73, Register's Office for Davidson County, Tennessee. Said Earl T. Whorley predeceased his wife, Loretta S. Whorley. The said Loretta S. Whorley now being deceased. Said property was devised to Earl T. Whorley, Jr by probated Last Will and Testament of record in Instrument No. 20160321-0026263, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal; Grant of easement to Metro Government of record in Book 6407, Page 408; easements, covenants conditions and all matters and notes as shown on the Plat of 2663, Pages 62 & 63, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as: **4704 Packard Drive Nashville, TN 37211.**

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 our hands this 7th day of April, 2016.

Earl T. Whorley, Jr.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Earl T Whorley, Jr., the bargainor(s) 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 this 7th day of April, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Wendy L. Eakes
AFFIANT

Subscribed and sworn to before me this 7th day of April, 2016

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20