Davidson County	DEEDWARR
Recvd: 04/19/16 08:51	4 pgs
Fees:23.00 Taxes:1480.00	
20160419-0037480	

WARRANTY DEED

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-19-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
317 Lutie Street, LLC	317 Lutie Street, LLC	11905025900
(NAME)	(NAME)	
c/o K&P Statutory Services, Inc., 201 E. Fifth St., Suite 800	700 Clark Street	
(ADDRESS)	(ADDRESS)	
Cincinnati, OH 45202	St. Louis, MO 63102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Maikel Morales, a married man, Fernando Morales, a married man, Abieser Morales, a married man, and Luisa Ojeda Reyes, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto 317 Lutie Street, LLC, an Ohio for Profit Limited Liability Company, 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:

BEING a certain tract of land in the Sixth Civil District of Davidson County, Tennessee and being known as the William Floyd and Tina Burgess property (Deed Book 7398, Page 960). Being bounded on the North Lutie Street, cast by Metro Government, South by Metro Government and shoulders and the West by Fasco, Inc. and being further described as follows.

Beginning at an iron pin (new) in the South margin of Lutie Street and being +280' of Nolensville Road, said pin being the Northwest corner of the herein described tract and the Northeast corner of the Fasco, Inc. property (Deed Book 4346, Page 140);

Thence, with the South margin of Lutie Street, S 88 degrees 00' 00" E-108.70' to an iron pin (new) at the Northwest corner of the Metro Government property (Deed Book 3400, Page 629).

Thence, with the West line of Metro Government, S 02 degrees 09' 48" W-179.00' to an iron pin (new);

Thence, with the North line of Metro Government and Sabina Y. Shoulders (Deed Book 9619, Page 70); N 88 degrees 0' 00" W-108.70' to an iron pin (new) at the Southeast corner of the aforementioned Fasco, Inc.

Thence, with the East line of Fasco, Inc., N 02 degrees 09' 48" E-179.00' to the point of beginning and containing 19457.22 square feet or 0.45 acres more or less according to a survey by Jerry Swords, Jr., RLS #1806 of S&A surveying, 3639 Cairo Bend Road, Lebanon, TN December 15, 1998.

Being the same property conveyed to Maikel Morales, married, Eleuterio Morales, married, and by Warranty Deed of record in Book 11283, Page 584, in the Register's Office of Davidson County, Tennessee. The said Eleuterio Morales having since died on August 12, 2013. He was survived by his three children, Maikel Morales, Fernando Morales, and Abieser Morales, and his wife, Luisa Ojeda Reyes. Affidavits of Heirship of record in Instrument Numbers 20160419-0037478 and 20160419-0037479

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

unimproved ☐

This is improved ☑ property, known as 317 Lutie Street, Nashville, TN 37210

(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 our hands this 8th day of April, 2016.

Maikel Morales

Luisa Ojeda Reyes

Fernando Morales

Abieser Morales

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 8th day of April, 2016, before me a Notary Public on and for said State and County, duly commissioned and qualified, personally appeared Maikel Morales, Fernando Morales, and Luisa Ojeda Reyes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: _____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

STATE OF FLORIDA

COUNTY OF _____

On this 8th day of April, 2016, before me a Notary Public on and for said State and County, duly commissioned and qualified, personally appeared Abieser Morales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: _____

(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 our hands this 8th day of April, 2016.

Maikel Morales

Luisa Ojeda Reyes

Fernando Morales

Abieser Morales

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 8th day of April, 2016, before me a Notary Public on and for said State and County, duly commissioned and qualified, personally appeared Maikel Morales, Fernando Morales, and Luisa Ojeda Reyes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: _____

STATE OF FLORIDA

COUNTY OF Miami-Dade

On this 8th day of April, 2016, before me a Notary Public on and for said State and County, duly commissioned and qualified, personally appeared Abieser Morales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

DINAQUEILA LIMONTE
MY COMMISSION # FF 147716
EXPIRES: December 2, 2018
Bonded Thru Notary Public Underwriters

My Commission Expires:

File No.: 3997
TN Warranty Deed

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).