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

BILL GARRETT, Davidson County
Trans:T20160037592 DEEDWARR
Recvd: 05/05/16 14:39 2 pgs
Fees:13.00 Taxes:1017.50
20160505-0044745

ADDRESS NEW OWNER
Eliseo Monjarrez
6011 Wesley Way
Brentwood, TN 37027

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 135 00 0
PARCEL 056.00

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, **Estate of John David Hare,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eliseo Monjarrez,** 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 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the Franklin Limestone Road, 760 feet, more or less, westerly from the intersection of the center line of said Franklin Limestone Road and the westerly margin of the Murfreesboro Pike, said point being the northwest corner of a tract of land conveyed to Stanley C. Broome by deed from G. M. Kirkpatrick and wife, of record in Book 1172, Page 240, Register's Office for said County, thence with Broome's western boundary line, south 1 Degree East 1354 feet, more or less to said Broome's southwest corner; thence north 69 Degrees 05' west, with an old fence, 276.4 feet to a point; thence north 1 Degree west 1180.2 feet to the center of the said Franklin Limestone Road, thence with the center of said Road, northeastwardly 265.3 feet, more or less, to the beginning, containing 7 1/2 acres, more or less.

Included in the above description but expressly excluded is a 2.02 acre Tract that was conveyed out on October 4, 1996 of record in Book 10219, Page 276, Register's Office for Davidson County, Tennessee

Being the same real property conveyed to J. D. Hare and wife, Rachel Hare by Installment Deed from John Thomas Mullins, a Widower, dated March 24, 1959 of record in Book 2882, Page 264, Register's Office for Davidson County, Tennessee. Rachel Hare pre-deceased her husband. J. D. Hare died February 5, 1999. Said property was devised to Joyce Cravens and Houston Hare by probated Last Will and Testament. Houston Hare died March 13, 2011, his only surviving heir being Patricia Ann Hare. Betty Joyce Cravens became Executrix of the John David Hare Estate on April 20, 2016 pursuant to Letters of Administration, Docket No. 99P367, Circuit Court of Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal; Right of Way Easement of record in Book 8766, Page 388; easements, covenants conditions and all matters and notes as shown on the Plat of record in Plat Book 6200, Page 348, 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 **240 Franklin Limestone Road Nashville, TN 37217.**

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 4th day of May, 2016.

Betty Joyce Cravens Executrix
Estate of John David Hare
By: Betty Joyce Cravens, Executrix

Betty Joyce Cravens Individually
By: Betty Joyce Cravens, Individually

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Betty Joyce Cravens as Executrix and as an Individual, respectively, of the John David Hare Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that Betty Joyce Cravens is the Executrix of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 4th day of May, 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 $275,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of May, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20