Davidson County DEEDWARR
Recvd: 06/13/16 14:18 2 pgs
Fees:13.00 Taxes:370.00
20160613-0059614

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

163365

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 11-06-2020

(AFFIX SEAL)

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
Gloria Velasco Flores	NEW OWNER	147070B00100CO
(NAME)	(NAME)	
4958 Edmondson Pike		
(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, I, **Edward Brannan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gloria Velasco Flores and Gabriel Vazquez, wife and husband,** 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 Unit A-1, Parcel No. 1, in Woodlea Place Townhomes of record in Plat Book 5050 at Page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edward Brannan by Deed from Robert W. Harper and wife, Anne P. Harper, of record in Book 10474, Page 506, Register's office for Davidson County, Tennessee.

Edward Brannan and Edward Allen Brannan referenced in this instrument and the power of attorney recorded simultaneously herewith are both one and the same individual

*an unmarried man

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.

unimproved ☐

This is improved ☑ property, known as 4958 Edmondson Pike, 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 10th day of June, 2016.

Edward Brannan by Andrew Jason Brannan as his attorney-in-fact

Edward Brannan AKA Edward Allen Brannan
By: Andrew Jason Brannan as his attorney in fact

State of Tennessee
County of Williamson

On this the 10th day of June, 2016 , before me personally appeared Andrew Jason Brannon, the person who executed the foregoing instrument on behalf of Edward Brannan, and who acknowledged that he executed the same as the free act and deed of the said Edward Brannan, through Power of Attorney granted him by the said Edward Brannan.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of June, 2016.

:

Hilary Mohsenzadeh
Notary Public

My commission expires:

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

File No.: 10941

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith
Commission Expires
4-24-2018