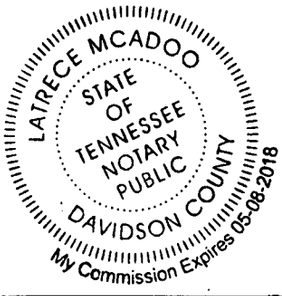
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:
File #10926

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
Omar Meza Delgado	NEW OWNER	17301002700
(NAME)	(NAME)	
204 Cedar Creek Place		
(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, **Donald Edouard,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Omar Meza Delgado,** 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 Lot No. 106 on the Plan of Cedarwood Estates, Section 2, as of record in Plat Book 4860, Page 58 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald Edouard and wife, Irene E. Edouard by Warranty Deed of record in Book 8215, Page 145, Register's Office for Davidson County, Tennessee. Further conveyed to Donald Edourard from Irene E. Edouard by Quitclaim deed of record in Instrument No. 20160617-0061598, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 204 Cedar Creek Place, 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 13th day of June, 2016.

BILL GARRETT, Davidson County
Trans:T20160051493 DEEDWARR
Recvd: 06/17/16 10:34 2 pgs
Fees:13.00 Taxes:351.50
20160617-0061599

Donald Edduard

State of Kansas
County of Johnson

Personally appeared before me Donald Edouard, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of June, 2016.

Notary Public
My Commission Expires: 03/10/2018

File No.: 10926

RYAN BREWER
Notary Public-State of Kansas
My Appt. Expires 3-10-2018