Davidson County	DEEDWARR
Recvd: 06/22/16 08:55	3 pgs
Fees:18.00 Taxes:416.25	
20160622-0063339	

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 112,500.00 Affiant Subscribed and sworn to before me, this 20th day of June, 2016 Notary Public My commission expires: 8/18/18

Anna E. Rowland NOTARY PUBLIC STATE OF TENNESSEE Rutherford County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose Juan Lombera	NEW OWNER	**15000017100**
6324 Mount View Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Marie Bass, Executrix of the Estate of Mary Etta Hickey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Juan Lombera

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 the Second Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, Surveyor, April 10, 1969, as follows:

Beginning on the southerly margin of Mt. View Road at the northwest corner of the property conveyed to H. L. Hamilton, of record in Book 3932, page 490, Register's Office for said County; thence south 14° 42' east 403.7 feet; thence south 87° 11' east 394 feet; thence south 3° 00' east 475 feet; thence north 44° 28' west 648 feet; thence north 26° 25' west 394.4 feet to the southerly margin of Mt. View Road; thence with the same north 57° 30' east 130.5 feet to the beginning, containing 3.13 acres, more or less.

Being the same property conveyed to Lawrence Graham and wife, Mary Etta Graham, from Elmer G. Chadwell and wife, Lorene Y. Chadwell, by Warranty Deed dated June 20, 1969 of record in Book 4343, page 748, Register's Office for Davidson County, Tennessee. Lawrence Graham died on 4/3/89 leaving Mary Etta Graham as surviving tenant by the entirety. Subsequently, Mary Etta Graham wed a Birch Ed Hickey, Jr. who died on 10/29/02. Mary Etta Graham, aka Mary Etta Hickey, died testate on 7/14/14. By Last Will and Testament admiteed to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 14P-1795, Marie Bass, duly appointed Executrix of the Estate of Mary Etta Hickey, was directed to sell the real property hereinabove described.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 6324 Mount View Road, Antioch, TN 37013.

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 in 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 hand(s) this 20th day of June, 2016.

Marie Bass, Executrix of the Estate of Mary Etta Hickey

Marie Bass Executrix of the Estate of Mary Etta Hickey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Marie Bass, Executrix of the Estate of Mary Etta Hickey, the within named Grantor(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, at office, this 20th day of June, 2016.

Notary Public

My Commission Expires: 5-9-19

LISA CROYLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed 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 SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

