Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
GERARD DREES 405 Midnight Sun Circle Nashville, TN 37211	New Owner	172-08-0B-024.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **LILLIAN CABRERA and Basilio S. Cabrera, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Gerard Drees and Joyce Drees, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled the Plan of Bridle Downs, Phase 1, of record in Plat Book 6900, pages 701-703, as corrected by Certificate of Correction of record in Book 8169, page 240 and Book 8477, page 220, 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 LILLIAN CABRERA, MARRIED, by deed from BRYAN W. GARDENOUR AND WIFE, JUNKO GARDENOUR, of record in Instrument No. 20071107-0131542, dated November 5, 2007, said Register's Office.

This property is improved property known as **405 Midnight Sun Circle, Nashville, TN, 37211.**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 172-08-0B-024.00 CO; (2) Matters shown on the Plan of record in Plat Book 6900, pages 701-703, as corrected by Certificate of Correction of record in Book 8169, page 240 and Book 8477, page 220; (3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7448, page 772 and amended in Book 8814, page 631, Book 9818, page 68 and Book 9873, page 497; All of record in the said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160054442 DEEDWARR
Recvd: 06/27/16 09:35 2 pgs
Fees:13.00 Taxes:795.50
20160627-0065130

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 23rd day of June, 2016.

Lillian Cabrera

Lillian Cabrera

Basilio Cabrera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lillian Cabrera and Basilio Cabrera** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 23rd day of June, 2016.

Annette Belyea

Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016064542