BILL GARRETT, Davidson County
Trans:T20160060232 DEEDWARR
Recvd: 07/14/16 08:59 4 pgs
Fees:23.00 Taxes:666.00

20160714-0072075

This Instrument Prepared By:
EDCO Title & Closing Services, Inc.
6510 Stage Road, Suite #1
Bartlett, Tennessee 38134
Phone (901)382-0470
File #160711RH

WARRANTY DEED

(COUNTERPART DEED 1 of 2)

THIS INDENTURE IS made and entered into this 8th day of **July, 2016**, by and between **Trudy Wilson Jenkins, a married person and Julie Ann Wilson Taylor, a married person and Eric Austin Wilson, a married person and Pamela Deanne Rice Wilson, an unmarried person and Brianna Lynn Wilson, an unmarried person,** party of the first part, and **Ana G. Fuentes, a(n)** unmarried **person,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson Co., Tennessee:

Land in Davidson County, Tennessee, being Tract Nos. 8 and 9 of a survey made by Cantrell, Connell and Morrison Engineers, dated August 19, 1957, not of record, being a part of Lot Nos. 20, 21 and 24 on the Plan of H.E. Simkin's Division of the L.G. Curtis Lands of record in Plat Book 547, Page 39, in the Register's Office of Davidson County, Tennessee. Said Tract No. 8 fronts 209.5 feet on the northerly side of Curtis Street and extends back 202 feet on the westerly line and 262.0 feet on the easterly line with the westerly margin of Lloyd Avenue, to a line in the rear on which it measures 125.8 feet. Said Tract No 9 fronts 116.8 feet along the curve of the westerly margin of Lloyd Avenue and extends back 389 feet on the northerly line and 501.4 feet on the southerly line, to a line in the rear on which it measures 328.4 feet, and contains 2.14 acres, more or less.

Being the same property conveyed to Mark Edward Wilson, Trudy Wilson Jenkins, Eric Austin Wilson and Julie Ann Wilson by Deed of record in Instrument Number 20150903-089997, in the Register's Office of Davidson County, Tennessee. Mark Edward Wilson, died November 1, 2015, intestate, a resident of Shelby County, Tennessee, survived by his heirs, Pamela Deanna Rice Wilson and Brianna Lynn Wilson as evidenced by Affidavits of Heirship recorded in Book 156, Page 743 and Book 156, Page 742 recorded in Crockett County, Tennessee.

This conveyance is made subject to the years 2016 Davidson County real property taxes, not yet due and payable which the party of the second part assumes and agrees to pay; and Subdivision Restrictions, Building Lines and Easements of record in Instruments of record in the above Register's Office.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the above described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as described above; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Trudy Wilson Jenkins

DONNA J. LEONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee; COUNTY OF Davidson;

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Trudy Wilson Jenkins** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and Notarial Seal at office this 8th day of July, 2016.

My Commission Expires: 3/10/2019

Donna J. Leone
Notary Public

Julie Ann Wilson Taylor

DONNA J. LEONE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee, COUNTY OF Davidson;

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Julie Ann Wilson Taylor** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and Notarial Seal at office this 8th day of July, 2016.

My Commission Expires: 3/10/2019

Donna J. Leone
Notary Public

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I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$180,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 8 day of July, 2016.

My Commission Expires:

Notary Public

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

Mail Tax Bills To:
WILSON BANK & TRUST
1436 W. MAIN ST.
LEBANON TN 37087

Property Address:
2305 LLOYD AVE
NASHVILLE TN 37218

Property Owner:
ANA G. FUENTES

RETURN TO:
Legends Title Services, LLC
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, Tennessee 37122
(615) 449-8400

This Instrument Prepared By:
EDCO Title & Closing Services, Inc.
6510 Stage Road, Suite #1
Bartlett, Tennessee 38134
Phone (901)382-0470
File #160711RH

WARRANTY DEED

(COUNTERPART DEED 2 of 2)

THIS INDENTURE IS made and entered into this **8th** day of **July, 2016**, by and between **Trudy Wilson Jenkins, a married person and Julie Ann Wilson Taylor, a married person and Eric Austin Wilson, a married person and Pamela Deanne Rice Wilson, an unmarried person and Brianna Lynn Wilson, an unmarried person,** party of the first part, and **Ana G. Fuentes, a(n)** unmarried **person,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson Co., Tennessee:

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This conveyance is made subject to the years 2016 Davidson County real property taxes, not yet due and payable which the party of the second part assumes and agrees to pay; and Subdivision Restrictions, Building Lines and Easements of record in Instruments of record in the above Register's Office.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the above described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as described above; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Eric Austin Wilson
Eric Austin Wilson

Pamela Deanne Rice Wilson
Pamela Deanne Rice Wilson

STATE OF TENNESSEE; COUNTY OF SHELBY;

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Austin Wilson and Pamela Deanne Rice Wilson,** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and Notarial Seal at office this 8th day of July, 2016.

My Commission Expires:

Notary Public

CRAIG MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 25, 2017

Pamela Deanne Rice Wilson

Brianna Lynn Wilson, a minor, by Pamela Deanne Rice Wilson, Guardian

STATE OF TENNESSEE; COUNTY OF SHELBY;

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Pamela Deanne Rice Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to the **Guardian** of **Brianna Lynn Wilson,** the within named bargainer, and they as such **Guardian** executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 8th day of July, 2016.

CRAIG MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 25, 2017

My Commission Expires:

Notary Public

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I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ Tax was paid on previous deed,** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 8 day of July, 2016.

My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

Notary Public

Mail Tax Bills To:
Wilson Bank & Trust
1436 W. Main St.
Lebanon TN. 37087

Property Address:
2305 Lloyd Ave.
Nashville TN 37218

Property Owner:
Ana G. Fuentes

RETURN TO:
Legends Title Services, LLC
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, Tennessee 37122
(615) 449-8400