10720

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(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
Juan Morales Maria Gonzalez	Juan Morales	16203017900
(NAME)	(NAME)	
4958 Karen Ray Dr.	295 Vivelle Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37210	
(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, **Eduardo Contreras Cruz, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Juan Morales and wife Maria Gonzalez and Juana Gonzales, as joint tenants with rights of survivorship,** 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 10 on the Plan of Apache Hills, Section 4, as of record in Book 4460, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Eduardo Contreras Cruz, by deed of record in Instrument No. 20080523-0052966 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Eduardo Contreras Cruz by Luis A. del Mazo as his Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20160819-0086761, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4958 Karen Ray Dr., Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20160072438 DEEDWARR
Recvd: 08/19/16 09:36 2 pgs
Fees:13.00 Taxes:481.00
20160819-0086762

Witness my/our hands this 17th day of August, 2016.

Eduardo Contreras Cruz by Luis del Mazo attorney in fact

Eduardo Contreras Cruz by Luis A. del Mazo, as his attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 17th day of August, 2016, before me personally appeared Luis A. del Mazo, the person who executed the foregoing instrument on behalf of Eduardo Contreras Cruz and who acknowledged that he executed the same as the free act and deed of the said Eduardo Contreras Cruz, through Power of Attorney granted he by the said Eduardo Contreras Cruz.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017