| Davidson County | DEEDWARR |
|---|---|
| Recvd: 08/30/16 10:14 | 4 pgs |
| Fees:23.00 Taxes:573.50 | |
| 20160830-0090569 | |

# Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$155,000.00
X Enrique Vazquez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th day of August, 2016.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Enrique Vazquez<br>Margarita Chavolla Castro<br>624 Rehnea Drive<br>Old Hickory, TN 37138 | New Owner | 074-16-38.00 |

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 acknowledged, we,

**Charla Earle Edwards Webb, married, and Leslie Claire Edwards Morgan, married and John Ernest Edwards, married, and Lella Sue Edwards, widow**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Enrique Vazquez and Margarita Chavolla Castro, husband and wife**

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 Davidson County, Tennessee, being Lot No. 437 on the Plan of Hermitage Hills, Section V, of record in Book 3300, Pages 1 and 2, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charla Earle Edwards Webb, Leslie Claire Edwards Morgan, and John Earnest Edwards, a remainder interest, and Lella Sue Edwards, a life estate interest, by Quitclaim Deed from Lella Sue Edwards, dated March 6, 2014, of record in Instrument Number 20140307-0019252, Register's Office for Davidson County, TN. Charla Earle Edwards Webb is also known as Charla E. Webb and Charla Edwards Webb.

This property is not nor has ever been the principal residence of the spouses of the grantor's herein.

This instrument is being executed pursuant to Power of Attorneys of record in Instrument Number 20160830-0090566, Instrument Number 20160830-0090567, and Instrument Number 20160830-0090568, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 3300, Page 1-2, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **234 Bonnabrook Drive, Hermitage, TN 37076**
(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 our hand(s) this 26th day of August, 2016.

Charla Earle Edwards Webb

Charla Earle Edwards Webb

Leslie Claire Edwards Morgan by Charla Edwards Webb, Attorney in Fact

Leslie Claire Edwards Morgan by Charla Edwards Webb, Attorney in Fact

John Ernest Edwards by Charla Edwards Webb, Attorney in Fact

John Ernest Edwards by Charla Edwards Webb, Attorney in Fact

Lella Sue Edwards by Charla E. Webb, Attorney in Fact

Lella Sue Edwards by Charla E. Webb, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charla Earle Edwards Webb, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2016.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charla Edwards Webb, Attorney-in-Fact for Leslie Claire Edwards Morgan, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Leslie Claire Edwards Morgan for the purposes therein contained.

WITNESS my hand and official seal this 26th day of August, 2016.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charla Edwards Webb, Attorney-in-Fact for John Ernest Edwards, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf John Ernest Edwards for the purposes therein contained.

WITNESS my hand and official seal this 26th day of August, 2016.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charla E. Webb, Attorney-in-Fact for Lella Sue Edwards, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Lella Sue Edwards for the purposes therein contained.

WITNESS my hand and official seal this 26th day of August, 2016.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

# CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, 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.

Tammy Duncan

Attorney or Custodian

Birthright Title, LLC

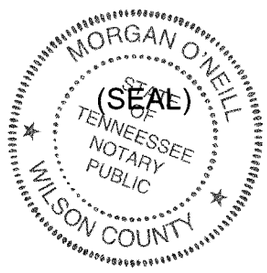
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18




(SEAL)