File No.: 16075453

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-33297

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna Tiner	New Owner	148 13 0 096.00
(NAME)	(NAME)	
308 Fairlane Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160076654 DEEDWARR
Recvd: 09/01/16 10:15 2 pgs
Fees: 13.00 Taxes: 658.60
20160901-0091919

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, **Wallie Lupe Cervantez**, a widower, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Anna Tiner, an unmarried woman, and David Eugene Tiner and Janina Louise Tiner, husband and wife, as tenants in common with right 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:

Land in Davidson County, Tennessee, and being all of Lot No. 267, Plan of Fairlane Park, Section III, according to survey and plat of same appearing of record in Book 2331, page 145 & 146, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Wallie Lupe Cervantez and wife, Lucille G. Cervantez, by Warranty Deed dated 10/02/1957 and filed for record on 10/09/1957 in Book 2700, page 71, of the Register's Office of Davidson County, Tennessee. Lucille G. Cervantez died on February 19, 2008 leaving said property vested solely in Wallie Lupe Cervantez. Lucille G. Cervantez and Nancy Lucille Cervantez (as reflected on the death certificate) are one and the same person.

This conveyance is subject to all matters as set forth per Plat of record in Book 2331, page 145 & 146 and Restrictive Covenants of record in Book 2498, page 571, said Register's Office

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 308 Fairlane Dr., Nashville, TN 37211

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 I do covenant with the said GRANTEES that I 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 I 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 hand this 30th day of August, 2016.

Wallie Lupe Cervantez by Wallie Lupe Cervantez Jr AIF
Wallie Lupe Cervantez

State of Tennessee
County of Rutherford

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Wallie Lupe Cervantez, Jr. , to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Wallie Lupe Cervantez, acting as that person's agent and attorney in fact, and the said Wallie Lupe Cervantez, Jr. acknowledged that he executed the foregoing instrument as agent and attorney in fact for Wallie Lupe Cervantez for the purposes therein contained, pursuant to the Power of Attorney of record in Instrument # 20160901-0091918 , said Register's Office.

WITNESS my hand and seal this 30th day of August, 2016.

Notary Public Angela Howard
My Commission Expires: 6/17/18

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
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