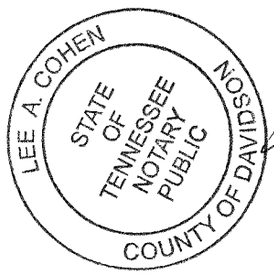
Davidson County DEEDWARR Recvd: 09/29/16 15:23 3 pgs Fees:18.00 Taxes:592.00 **20160929-0102935**

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $160,000.00 Affiant Subscribed and sworn to before me, this 28th day of September, 2016. Notary Public My commission expires: 4/5/2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Luis S. Madrid **Mayra N. Bentancourt**	**New Owner**	**14000003700**
8403 McCrory Lane	1308 W. Running Brook Road,	
Nashville, TN 37221	Nashville, TN 37209	

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 ACKNOWLEDGE, WE,

Enrique Arambula Perez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luis S. Madrid and wife, Mayra N. Bentancourt

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 the 9th Civil District of Davidson County, Tennessee, being Tract No. 6 of the R.N. Hutton Estate, as shown on a survey by G. Barry Greer, Surveyor, dated May 15, 1972, described as follows:

Beginning at a corner post on the Southwesterly margin of McCrory Lane, the Northeasterly corner of property conveyed to R.H. Buchanan by deed of record in Book 3136, page 415, Register's Office for said County; thence South 54 deg. 30' East 482.3 feet to a point on said margin; thence with said margin and a curve to the right, said curve having a radius of 888.9 feet, 127.7 feet to the point of beginning of this description of the said Tract No. 6; thence continuing along said margin of McCrory Lane, with a curve having a radius of 888.91 feet, Southeastwardly 225 feet to a point thence leaving said McCrory Lane, South 37 deg. 08' West 1563.86 feet to a post; thence North 38 deg. 14' West 162 feet to a point; thence North 34 deg. 55' East 1577.81 feet to a point in the Southwesterly margin of McCrory Lane, being the point of beginning, containing 6.7 acres, more or less.

Being the same property conveyed to R. Hutton Buchanan and Jack P. Pickard from First American National Bank of Nashville, Tennessee, Executor of the Estate of Roger N. Hutton, by Warranty Deed dated August 14, 1972, of record in Book 4708, page 135, Register's Office for Davidson County, Tennessee. Jack P. Pickard and wife, Judy N. Pickard, conveyed their interest to R. Hutton Buchanan and wife, Carolyn Hall Buchanan by Quitclaim Deed dated February 2, 1977, of record in Book 5114, page 627, said Register's Office. R. Hutton Buchanan having since died testate, leaving Carolyn Sims Buchanan the sole beneficiary under Last Will and Testament of R. Hutton Buchanan. Carolyn Hall Buchanan, as sole beneficiary under the Last Will of R. Hutton Buchanan conveyed her interest in the subject property to Larry D. Craig, Trustee, who re-conveyed the property to Carolyn Hall Buchanan for the express purpose of reflecting fee simple title in Carolyn Hall Buchanan. By Quitclaim Deed dated November 5, 2008, of Record in Instrument No. 20081106-0110351, said Register's Office. Carolyn Hall

Buchanan (being one in the same as Carolyn Sims Buchanan) died testate on 11/25/15, and by Last Will and Testament admitted to probate in the Circuit Court of Davidson County, Tennessee, Probate Division, No. 15P2068, the property hereinabove described was devised to Enrique Arambula-Perez. Enrique Arambula Perez, Executor of the Estate of Carolyn Sims Buchanan and devisee under the Last Will and Testament of Carolyn Sims Buchanan, for purposes of establishing record title to the subject property, conveyed the same to Enrique Arambula Perez, by Executor's Quitclaim Deed dated April 5, 2016, of record in Instrument No. 20160405-0032703.

Enrique Arambula Perez hereby signs to convey any interest he may have as an individual and as the Executor of the Estate of Carolyn Sims Buchanan.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 8403 McCrory Lane, Nashville, TN 37221.

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 in 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 my/our hand(s) this 28th day of September, 2016.

ENRIQUE ARAMBULA PEREZ
Enrique Arambula Perez
Executor of the Estate of Carolyn Sims Buchanan

ENRIQUE ARAMBULA PEREZ
Enrique Arambula Perez, as an individual

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Enrique Arambula Perez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2016.

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9/11/17

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Enrique Arambula Perez with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Executor of the Estate of Carolyn Sims Buchanan and that he is authorized by the Estate of Carolyn Sims Buchanan to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of September, 2016.

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MCE 9/11/17

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

