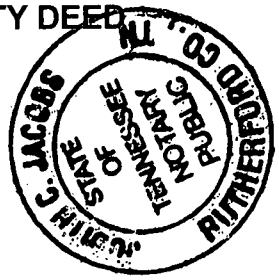
WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20160090675 DEEDWARR
Recvd: 10/14/16 09:12 2 pgs
Fees: 13.00 Taxes: 186.85

20161014-0108692

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,500.00

Sherry Cheatham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carlos Moreno	Carlos Moreno	148-14-0/310.00
(NAME)	(NAME)	
7031 Wikle Road West	7031 Wikle Road West	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **Arlene Pattie Cruzado, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carlos Moreno and Juana G. Moreno, 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. 86B on the Plan of Zone Lot Division Lots 84,85 and 86, Haywood Forest, Section 3 of record in Plat Book 5200, page 245 as amended in Plat book 6250, page 226, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Arlene Pattie Cruzado, unmarried by deed from James C. Roberts and wife, Barbara J. Roberts dated April 27, 2000 and filed for record in Instrument No. 20000502-0043935 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 5200, page 245 and amended in Book 6250, page 226, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 5120, page 742, amended in Book 5583, page 115, Book 6027, page 417, Book 6080, page 343, Book 6101, page 505, Book 6156, page 771 and Book 6217, page 71, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 4865 Gillespie Drive, 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.

Witness my/our hands this 13th day of October, 2016.

Arlene P Cruzado

Arlene Pattie Cruzado

State of Tennessee
County of Davidson

Personally appeared before me Arlene Pattie Cruzado, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of October, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 7-20-20

File No.: 201610008

