WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160093934 DEEDWARR
Recvd: 10/25/16 08:38 2 pgs
Fees:13.00 Taxes:499.50
20161025-0112479

W-VRES-16-00113-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Efren Ramos Villafuerte	**Same as New Owner**	
(NAME)	(NAME)	**148-7-5.00**
113 Luna Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JO GAIL NICHOLS AND TONI M. CLARK AND WILLIAM EDWARD MORTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EFREN RAMOS VILLAFUERTE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 514 on the Plan of Cherokee Hills, Section Five, of record in Plat Book 3500, Page 142, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mack Morton and wife, Mary Morton, by Warranty Deed from John D. McCroskey, recorded August 9, 2000 in Instrument No. 20000809-0078918, Register's Office for Davidson County, Tennessee. The said Mary Morton having since died and her interest in said property having vested in her husband Mack Morton, as her surviving spouse. The said Mack Morton also known as Mack Fearn Morton and Mack Fern Morton having died intestate on May 10, 2016 leaving Jo Gail Nichols, Toni M. Clark and William Edward Morton as heirs at law as evidenced by Affidavit of Heirship recorded simulataneously herewith in Instrument No. 20161025-0112477 and whose probate estate is being administered in the Seventh Circuit Court for Davidson County, Probate Division, Nashville, Tennessee, under Docket No. 16P-1120.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3500, Page 142, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 3882, Page 852, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **113 Luna Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF OCTOBER, 2016.

Jo Gail Nichols

Toni M. Clark

William Edward Morton by Jo Gail Nichols Attorney-In-Fact

William Edward Morton by Jo Gail Nichols,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JO GAIL NICHOLS, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 21st of October, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONI M. CLARK, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 21st of October, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JO GAIL NICHOLS, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of WILLIAM EDWARD MORTON and who acknowledged that she executed the same as the free act and deed of the said WILLIAM EDWARD MORTON.

Witness my hand and official seal, this the 21st of October, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212