

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erika De La Cruz	Erika De La Cruz	04304002800
	(NAME)	
601 Swinging Bridge Road	601 Swinging Bridge Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Donna Jean Kelley, Executrix for The Estate of Mattie Melverene Hall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Erika De La Cruz, hereinafter called the Grantees, their heirs 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. 1 ON THE FINAL PLAT RESUBDIVISION OF THE W. C. HALL LAND OF LOT NO. 1 ON THE UNRECORDED PLAN OF SCENIC VIEW SUBDIVISION OF RECORD IN INSTRUMENT NO. 20020703-0079763, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIE C. HALL AND WIFE, MATTIE T. HALL BY DEED FROM GEORGIA PELLE ANDERSON, A WIDOW, DATED FEBRUARY 20, 1954, OF RECORD IN BOOK 2249, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. WILLIE C. HALL HAVING PREDECEASED MATTIE T. HALL. MATTIE T. HALL, BEING ONE AND THE SAME PERSON AS MATTIE MELVERENE HALL, HAVING SINCE DIED TESTATE. BY HER LAST WILL AND TESTAMENT, ADMITTED TO PROBATE BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 15P1621, SAID PROPERTY WAS VESTED IN THE EXECUTRIX, WITH DIRECTION THAT SHE SELL THE SAME AND MAKE THE WITHIN CONVEYANCE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 601 Swinging Bridge Road, Old Hickory, TN 37138
(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 hand(s) this 28th day of October, 2016.

BILL GARRETT, Davidson County
Trans:T20160096439 DEEDWARR
Recvd: 11/01/16 10:45 2 pgs
Fees:13.00 Taxes:296.00
20161101-0115308

WARRANTY DEED
(Continued)

The Estate of Mattie Melverene Hall

BY: Donna Jean Kelley, Executrix
Donna Jean Kelley, Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA JEAN KELLEY, EXECUTRIX, the herein bargainor(s), 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 28th day of October, 2016.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072