BOX #14

G#29021-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160099615 DEEDWARR
Recvd: 11/10/16 10:57 2 pgs
Fees:13.00 Taxes:629.00
20161110-0119056

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of November, 2016.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rachel Moore-Beard and Brady Beard	**Pinnacle Bank**	**07111002000**
1509 Luton Street	**150 Third Avenue South, Suite 900**	
Nashville, TN 37207	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Amber S. Carranza, unmarried, and Jose Rene Carranza, unmarried

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

Rachel Moore-Beard and Brady Beard, wife and husband

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. 1 on the Final Plat of Luton Meridian Subdivision, of record in Instrument No. 20021111-0138984, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Amber S. Carranza, married, by Warranty Deed dated March 15, 2012, from Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit (corporation), of record in Instrument No. 20120326-0025118, Register's Office for Davidson County, Tennessee. The said Amber S. Carranza having divorced and is now unmarried.

THIS instrument is being executed on behalf of Amber S. Carranza, pursuant to a Limited Power of Attorney executed by her on the 31st day of October, 2016, of record in Instrument No. 20161110-0119055 **, Register's Office for Davidson County, Tennessee.**

JOSE Rene Carranza, ex-spouse of the above named Amber S. Carranza, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any previous marital rights and homestead exemption and as further acknowledgment that the provisions in the Final Decree of Divorce and Property Settlement Agreement for Docket No. 15D-1211 regarding the disbursement of the proceeds and reimbursement of mortgage payments have been properly satisfied, releasing Amber S. Carranza from any further liability therein.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20021111-0138984, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and were paid by the Grantors herein and the subsequent years, not yet due and payable.

This is improved property, known as: **1509 Luton Street, Nashville, TN 37207**.

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 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 **4th** day of **November, 2016.**

Amber S. Carranza by Houston Howell, attorney-in-fact

Amber S. Carranza
By Houston Howell, Attorney-In-Fact

Jose Rene Carranza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jose Rene Carranza,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **November, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Houston Howell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Amber S. Carranza,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Amber S. Carranza** for the purpose therein contained, by signing the name of **Amber S. Carranza** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **November, 2016.**

Katherine Goodson

Notary Public

My Commission Expires: 3-10-2019

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.