WARRANTY DEED

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 7.30.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Euridice Nayelival Valtierra Juan Valtierra		13613001100
(NAME)	(NAME)	
548 Rural Hill Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, We, **Hollace McKinley and Myrna McKinley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Euridice Nayelival Valtierra and Juan Valtierra, 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 87 on the Plan of Edge-O-Lake Estates, Section 4 of record in Plat Book 3600 page 87 and 88, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Hollace McKinley and Myrna McKinley of record in Instrument 20160606-0056557 Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 548 Rural Hill Rd., Nashville, TN 37217
(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.

BILL GARRETT, Davidson County
Trans:T20160100629 DEEDWARR
Recvd: 11/15/16 10:14 2 pgs
Fees:13.00 Taxes:736.30
20161115-0120195

Witness my/our hands this 4th day of November, 2016.

Hollace McKinley

Myrna McKinley

State of Tennessee
County of Davidson

Personally appeared before me Hollace McKinley and Myrna McKinley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of November, 2016.

Notary Public
My Commission Expires:

File No.: 11503

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017