Davidson County DEEDWARR
Recvd: 11/21/16 13:33 3 pgs
Fees:18.00 Taxes:832.50
20161121-0122688

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2773B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
David Brent Martin	New Owner	148-10-0-075.00
3911 Keeley Drive		
Nashville, TN 37211-5503		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ELISA PELAEZ, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID BRENT MARTIN

HEREINAFTER CALLED THE GRANTEE(S), 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. 7 on the Plan of Blanchard Heights, Section 1 of record in Plat Book 2663, Page (s) 62 and 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jose Luis Soto Fundora and Elisa Pelaez by Warranty deed from Michael R. Ward and wife, Diane C. Ward of record in Instrument No. 20031223-0182297 Register's Office for Davidson County, Tennessee, dated December 15, 2003 and recorded on December 23, 2003 and Notary Certificate of Correction recorded on November 09, 2009 in Instrument No. 20091109-0103345.

Being the same property conveyed to Elisa Pelaez by Quitclaim deed from Elisa Pelaez and Jose Luis Soto Fundoro of record in Instrument No. 20160808-0082353 Register's Office for Davidson County, Tennessee, dated July 20, 2016 and recorded on August 08, 2016. Elisa Pelaez and Elisa Pelaez Garcia being one in the same.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page (s) 62 and 63, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2795, Page 99, in the Register's Office for Davidson County, Tennessee.

This is property known as 3911 Keeley Drive, Nashville, TN 37211-5503

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 in 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 hand on the 17th day of November, 2016.

Elisa Pelaez

Jose Luis Soto Fundoro

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ELISA PELAEZ AND JOSE LUIS SOTO FUNDORO, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of November, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2773B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

