This Instrument Prepared By:
Adrienne Tramell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd., Ste. 100
Nashville, Tennessee 37215

MAP/GROUP/PARCEL Account Number:
14904013500

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Gabriel Cucuyo Martinez
2624 Willowbranch Drive
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20160111615 DEEDWARR
Recvd: 12/19/16 15:21 3 pgs
Fees:18.00 Taxes:540.20

20161219-0133259

SEND TAX BILLS TO:
Gabriel Cucuyo Martinez
2624 Willowbranch Drive
Nashville, TN 37217

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BRENDA G. RANDOLPH, UNMARRIED, N/K/A BRENDA G. NANCE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **GABRIEL COCUYO MARTINEZ, UNMARRIED** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

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. 518 on the Plan of Edge-O-Lake Estates Section VII, of Record in Plan Book 3700, Page 79, Register's Office for said County.

Said Lot No. 518 fronts 74.66 feet on the northeasterly margin of Willowbranch Drive and extends back 144.54 feet on the northwesterly line and 150.89 feet on the southeasterly line to a dead line, which is a broken line, in the rear, measuring 100.18 feet thereon.

Being the same property conveyed to Brenda G. Randolph, unmarried, from Lucille E. Bochette, widow, by and through Sandi K. Jeffries, Attorney-in-Fact, by Warranty Deed dated December 15, 2005, appearing of record in Instrument No. 20051229-0155832, Register's Office for Davidson County, Tennessee.

Sandra K. Jeffries, Attorney-in-fact by Durable Power of Attorney dated March 7, 2005appearing in Record Book 478 Page 1381 Register's Office of Rutherford County, Tennessee.

Fred Nance joins here in to convey any and all marital interest and rights he may have in the property by virtue of marriage.

THIS CONVEYANCE IS SUBJECT TO:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Edge-O-lake Subdivision of record in Book 4042, page 720, all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. ACREAGE (if legal description contains acreage or square feet);

This is improved property known as 2624 Willowbranch Drive, Nashville, TN, 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is

unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 2nd day of December, 2016.

Brenda G. Nance

Fred Ernest Nance

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brenda G. Randolph, unmarried, ~~and~~ Brenda G. Nance, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained. n/k/a

WITNESS MY HAND AND OFFICIAL SEAL at office this the 2nd day of December 2016.

NOTARY PUBLIC

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

My Commission Expires: 6-30-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $146,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2nd day of December, 2016.

NOTARY PUBLIC

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

My Commission Expires: 6-30-18

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, , Fred Ernest Nance, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 2nd day of December, 2016.

My Commission Expires: 6-30-18

NOTARY PUBLIC

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

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