Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-1194HV

BILL GARRETT, Davidson County
Trans:T20160114944 DEEDWARR
Recvd: 12/30/16 09:47 2 pgs
Fees:13.00 Taxes:203.50
20161230-0137263

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Heather L Case
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of December, 2016.

Notary Public
Commission Expires: 3/26/17

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Juan Pedroza ~~0 East Hill Drive~~ 400 Brentmeadow Cir. Madison, TN 37115	New Owner	PART OF 034-07-0-049.00

WARRANTY DEED

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

Karen Clay, devisee of Aubrey Clay and as Administrator of the Estate of Aubrey F. Clay

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan Pedroza and Maria J Tamayo de Pedroza, husband and wife

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. 179 on the Plan of Section No. 5, Shepherd Hills, as of record in Book 2854, Page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Aubrey Freddie Clay and wife, Lorene Mann by Warranty Deed from Bobby Joe Knight, unmarried, dated 9/14/93 and recorded 9/17/93 in Book 9083, Page 352, Register's Office for Davidson County, Tennessee.

The said Lorene Mann is reported to have predeceased Aubrey Freddie Clay on or about 5/24/13, and the said Aubrey Freddie Clay (aka Aubrey F. Clay) died testate on 5/2/16. Pursuant to his Last Will and Testament filed in Docket No. 16P1065 in the Seventh Circuit Court for Davidson County, Tennessee, his entire estate was devised to his daughter, Karen Clay. Pursuant to Letter of Administration filed 8/8/16 and Amended Letter of Administration filed 9/15/16, Karen Clay was appointed as Administrator.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 0 East Hill Drive, Madison, TN 37115.

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

Dated this the 27 day of December, 2016.

Karen Clay

Karen Clay, devisee of Aubrey Clay

Karen Clay

Karen Clay, Administrator of the Estate of Aubrey F. Clay

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Clay, devisee of Aubrey Clay** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Queens County, New York this 27 day of December, 2016.

Saira Khan Torres

Notary Public
My Commission Expires: 9/22/2018

SAIRA KHAN TORRES
Notary Public - State of New York
NO. 01KH6311996
Qualified in Queens County
My Commission Expires Sep 22, 2018

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Clay, Administrator of the Estate of Aubrey Freddie Clay** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Queens County, New York this 27 day of December, 2016.

Saira Khan Torres

Notary Public
My Commission Expires: 9/22/2018

SAIRA KHAN TORRES
Notary Public - State of New York
NO. 01KH6311996
Qualified in Queens County
My Commission Expires Sep 22, 2018