Prepared and Record and Return to:
Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/17 14:08 2 pgs
Fees:13.00 Taxes:743.70
20170104-0000909

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $201,000.00.

Affiant

Subscribed and sworn to me on December 28, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 9/10/2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30009SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Leonardo Moreno Garcia 2968 Mossdale Drive Antioch, TN 37013	Owner at Property Address	150-06-0-003.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eugene Lovell Connelly and Christine Ann Penner (Connelly) as Heirs as Law of Eugene Lovell Connelly, Sr, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Leonardo Moreno Garcia, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 347, as shown on the map entitled the Plan of Cherry Hills, Section VII, of record in Book 4660, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EUGENE L. CONNELLY AND WIFE, DULCE P. CONNELLY, by deed from COLONIAL HOMES, A PARTNERSHIP, of record in Book 4828, page 535 , dated June 21, 1974 , said Register's Office. The said Dulce P. Connelly having since died on or about January 1, 1990, leaving Eugene L. Connelly the surviving tenant by the entirety. The said Eugene L. Connelly having since died intestate on or about May 26, 2016 leaving said property to HEIRS AT LAW OF EUGENE L. CONNELLY. For further reference see Affidavit of Heirship of record in Instrument No. 20170104-0000906, and Instrument No. 20170104-0000907, said Register's Office.

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

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on the Plan of record in Plat Book 4660, page 49, said Register's Office.

This property is also known as improved property located at 2968 Mossdale Drive, Antioch, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 28th day of December, 2016.

Heirs at Law of Eugene L. Connelly, Sr.

By: Eugene Lovell Connelly
Eugene Lovell Connelly

By: Eugene Lovell Connelly, attorney in fact for Christine Ann Penner (Connelly)
Christine Ann Penner (Connelly)
By: Eugene Lovell Connelly,
Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared Eugene Lovell Connelly to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

Witness my hand and official seal on December 28th, 2016.

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene Lovell Connelly, 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 on behalf of Christine Ann Penner (Connelly), as her Attorney in Fact, as the free act and deed of the within named Christine Ann Penner (Connelly).

Witness my hand and official seal this 28th day of December 2016.

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-23-2019