WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,827.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE
TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20170006098 DEEDWARR
Recvd: 01/23/17 09:22 2 pgs
Fees:13.00 Taxes:95.56

20170123-0006859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Milton I. Sosa and wife, Blanca A.Lopez	Milton I. Sosa	05915001800
(NAME)	(NAME)	
657 Moormans Arm Rd.	657 Moormans Arm Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Reyes Construction, Inc., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MILTON I. SOSA AND WIFE, BLANCA A. LOPEZ, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Lot No. 2 on the Map of the Subdivision of Andrew J. Summitt Land on the southerly side of Moorman's Arm Road in the 12th Civil District and described according to a survey made by R. B. Nichols, Engineer on July 27, 1946, as follows: BEGINNING at a point in the southerly margin of Moormans Arm Road at the northeast corner of the property conveyed to Ray Stephens and wife, by deed of record in Book 2741, Page 244, Register's Office for Davidson County, Tennessee; thence southerly with Stephens east line and line extended 200 feet to a dead line; thence easterly and parallel with Moorman's Arm Road, 100 feet to a point; thence northerly and parallel to Stephens line, and line extended 200 feet to Moorman's Arm Road; thence with the southerly margin, westerly 100 feet to the place of beginning.

Being the same property conveyed to Reyes Construction, Inc. by Warranty Deed dated September 20, 2011 from Melba McClendon, Administrator of the Estate of Mary Alyce Pope Benford and recorded as Instrument No. 20110928-0075032 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE RIGHT-OF-WAY OF MOORMAN'S ARM ROAD AND FURTHER SUBJECT TO SANITARY SEWERS AND/OR STORM DRAINAGE EASEMENTS IN FAVOR OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 5429, Page 698 and in Book 9509, Page 694, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 657 Moormans Arm Rd., Nashville, TN 37207
(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 do covenant with the said GRANTEES that 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 do further covenant and bind , 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 this 20th day of January, 2017.

REYES CONSTRUCTION, INC.

BY: Deanna Reyes
Deanna Reyes, Vice-President
and ~~Treasurer~~ Secretary OR

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Deanna Reyes with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Vice-President/Sec. of **Reyes Construction, Inc.**, the within named bargainor, a corporation, and that she as such Vice-President/Sec. being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by herself as such ~~Vice-President-Secretary~~.

WITNESS my hand and seal, this 20th day of January, 2017.

My Commission Expires:
January 09, 2018

Deanie L. Gregory
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY