BILL GARRETT, Davidson County
Trans:T20170006692 DEEDWARR
Recvd: 01/24/17 10:13 2 pgs
Fees:13.00 Taxes:1849.96
20170124-0007569

WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,990.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of January, 2017.

Notary Public

(Affix Seal)

My Commission Expires: 6-30-2019

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2016-658

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hector Calderon Santoyo 1009 11th Street Nashville, TN 37206	People's Home Equity 750 Hickory Boulevard Suite 1-285 Brentwood TN 37027	094.05-0-133.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Richard A. Nelson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Hector Calderon Santoyo, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1009 S. 11th Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 4 of the resubdivision of Part of Lot Number 86, Haynies Central Park Plan as of record in Instrument #20150623-0060032, as corrected in Instrument #20160329-0029571, a resubdivision of Book 161, page 116, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Richard A. Nelson from Sherry Phillips Hinkle, Joseph Scott Phillips, Debra Phillips Singer, the Estate of Hubert Eugene Phillips, and Jason Eugene Phillips, Devon Ray Phillips, Theres Ann Phillips, Heirs by Warranty Deed dated March 27, 2015 and recorded March 27, 2015 in Instrument Number 20150327-0026635, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1009 S. 11th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 13th day of January, 2017

Richard A. Nelson

State of Tennessee
County of ~~Williamson~~ Davidson

Personally appeared before me, Cheryl M Rodgers a Notary Public in and for said County and State, the within named Richard A. Nelson, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal, this 13th day of January, 2017.

Notary Public
My Commission Expires: 12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD