BILL GARRETT, Davidson County
Trans:T20170010729 DEEDWARR
Recvd: 02/06/17 10:22 2 pgs
Fees:13.00 Taxes:233.10
20170206-0012199

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $63,000.00

Affiant

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 20th day of January, 2017

Notary Public
My commission expires: 9-19-18

Address of New Owner:	Send Tax Bills to:	Tax Information
Lilia Gonzalez 470 Franklin Limestone Rd Nashville, TN 37217	New owner	135-00-0-044.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trey Cain Trustee of The Franklin Limestone Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **LILIA BERNABE-GONZALEZ and HECTOR RAMOS-PEREZ ,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 of the Gilbert Lands of record in Minute Book J, Page 217, of the County Court and described according to a survey by John Kohl, Surveyor, dated December 15, 1976, as follows:

Beginning at a point in the center line of Franklin Limestone Road at the northwest corner of the tract; thence South 70° 30' East 675 feet to a point; thence South 5° East 140 feet to the South line of the property; thence North 70° 20' West 723 feet to the center line of Franklin Limestone Road; thence with the center of said road North 24° East 129 feet to the point of beginning.

Being the same property conveyed to Trey Cain Trustee of the Franklin Limestone Trust by Warranty Deed from Ralph Fuentes, dated 01-20-17 of record in Instrument No. 20170206-0012198, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 470 Franklin Limestone Rd, Nashville, TN 37217

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 20th day of January, 2017.

The Franklin Limestone Trust

By: _____
Trey Cain
It: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trey Cain Trustee of The Franklin Limestone Trust,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of January, 2017.

_____
Notary Public

My Commission expires: 9-19-18



FILE NO: 2017014995