This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

ADDRESS NEW OWNER:
Adrian A. Flores
1804 Easton Court
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

MAP/PARCEL 108-12-0295.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James A. McCroskey and Caron D. McCroskey, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Adrian Almendarez Flores and Louis Banda Flores, both unmarried, as joint tenants with right of survivorship, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of First Revision Trailwood, Section 7 of record in Plat Book 8250, Page 741, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James A. McCroskey and Caron D. McCroskey by Warranty deed from John Wade Montrief of record in Instrument No. 20160930-0103605 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on September 30, 2016.

This is improved property known as: **1804 Easton Court, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 10th day of March, 2017.

WITNESS MY HAND on this the 10th day of March, 2017

BILL GARRETT, Davidson County
Trans:T20170021319 DEEDWARR
Recvd: 03/13/17 12:37 2 pgs
Fees:13.00 Taxes:813.63
20170313-0024455

James A. McCroskey

Caron D. McCroskey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James A. McCroskey and Caron D. McCroskey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of March, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $219,900.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170047