WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170021969 DEEDWARR
Recvd: 03/15/17 08:57 2 pgs
Fees:13.00 Taxes:777.00
20170315-0025198

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susana E Vergara-Lazo Julio Lazo	NEW OWNER	08607006600
(NAME)	(NAME)	
105 Jacksons Retreat Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of Joan M. Warner,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Susana E. Vergara-Lazo and Julio Lazo, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of Jackson's Retreat-Phase I, Section 1, as of record in Book 5200, Page 286, 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 Joan M. Warner by Cash Deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C. recorded on February 27, 1995 of record in Book 9604, Page 248, said Register's Office.

Joan M. Warner having since died on June 27, 2016. Last Will and Testament for the Estate of Joan Warner having been admitted to the Probate Court of Wilson County, Tennessee at Lebanon under Docket No. 2016PR227. Said Last Will and Testament appointed Kathy Gilmore as Executor and empowered Executor to sell real property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 105 Jacksons Retreat Court, Hermitage, TN 37076
(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 we do covenant with the said GRANTEES that we 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 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 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 hands this 9th day of March, 2017.

Estate of Joan M. Warner by Kathy Gilmore,
Executor

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kathy Gilmore, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix of Estate of Joan M. Warner and that she as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Executrix.

WITNESS my hand and seal this 9th day of March, 2017.

Notary Public
My Commission Expires: 11/13/17

File No.: 11911

