P17-8139-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF 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 17th DAY OF March, 2017 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170026890 DEEDWARR
Recvd: 03/30/17 12:37 3 pgs
Fees:18.00 Taxes:777.00
20170330-0031116

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrews De Torres-Gaos	new owner	
502 North Graycroft Avenue		042-11-0-009.00
Madison, TN 37115-2509		
(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, WE, **Sergio A. Contreras, unmarried and Sergio A. Contreras, Wilfredo Contreras, Jose Contreras, Evelin Roxana Contreras, Corina Yamileth Contreras, Ana Rudecinda Rodriguez, Heirs of Maria Cuadra De Contreras**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrews De Torres-Gaos and Emily Strong, husband and wife**

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. 57 on the Plan of Morning View Subdivision, Section Four of record in Plat Book 2330, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 57 fronts 200 feet on the Easterly side of Graycroft Road and runs back 178.9 feet on the Northerly line and 215.75 feet on the Southerly line, to a dead line, measuring 203.37 feet thereon.

Being the same property conveyed to Maria Cuadra De Contreras, unmarried and son Sergio A. Contreras, unmarried by Quitclaim deed from Maria Cuadra De Contreras, a/k/a Maria Contreras, unmarried and son Sergio Contreras, unmarried of record in Instrument No. 20140616-0052014 Register's Office for Davidson County, Tennessee, dated May 23, 2014 and recorded on June 16, 2014. The said Maria Cuadra De Contreras having since died intestate on or about March 5, 2016. See Affidavit of Heirship of record in Instrument No. 20170330-0031109 and Instrument No. 20170330-0031110, Register's Office for Davidson County, Tennessee.

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.

This is () UNIMPROVED

(X) IMPROVED property known as **502 North Graycroft Avenue, Madison, TN 37115-2509.**

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 our hand( ) this the 14th day of March, 2017.

Sergio Contreras
Sergio A. Contreras

Heirs of Maria Cuadra De Contreras

Sergio Contreras
Sergio A. Contreras

Wilfredo Contreras by Sergio A. Contreras Attorney in. Facts
Wilfredo Contreras by Sergio A. Contreras, Attorney-in-Fact

José Contreras by Sergio A. Contreras Attorney in Fact
Jose Contreras by Sergio A. Contreras, Attorney-in-Fact

Evelin Roxana Contreras by Sergio A. Contreras Attorney in Fact
Evelin Roxana Contreras by Sergio A. Contreras, Attorney-in-Fact

Corina Yamileth Contreras by Sergio A. Contreras Attorney in Fact
Corina Yamileth Contreras by Sergio A. Contreras, Attorney-in-Fact

Ana Rudecinda Rodriguez by Sergio A Contreras Attorney in Fact
Ana Rudecinda Rodriguez by Sergio A. Contreras, Attorney-in-Fact

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 **Sergio A. Contreras** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of March, 2017.

My Commission expires 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 **Sergio A. Contreras** 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 on behalf of **Wilfredo Contreras**, as his Attorney in Fact, as the free act and deed of the within named **Wilfredo Contreras**.

Witness my hand and official seal this the 14th day of March, 2017.

My Commission expires 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 **Sergio A. Contreras** 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 on behalf of **Jose Contreras**, as his Attorney in Fact, as the free act and deed of the within named **Wilfredo Contreras**.

Witness my hand and official seal this the 14th day of March, 2017.

My Commission expires 11/3/20 _____ Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 **Sergio A. Contreras** 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 on behalf of **Evelin Roxana Contreras**, as her Attorney in Fact, as the free act and deed of the within named **Wilfredo Contreras**.

Witness my hand and official seal this the 14th day of March, 2017.

My Commission expires 11/3/20 _____ Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 **Sergio A. Contreras** 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 on behalf of **Corina Yamileth Contreras**, as her Attorney in Fact, as the free act and deed of the within named **Wilfredo Contreras**.

Witness my hand and official seal this the 14th day of March, 2017.

My Commission expires 11/3/20 _____ Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 **Sergio A. Contreras** 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 on behalf of **Ana Rudecinda Rodriguez**, as her Attorney in Fact, as the free act and deed of the within named **Wilfredo Contreras**.

Witness my hand and official seal this the 14th day of March, 2017.

My Commission expires 11/3/20 _____ Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY