This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17107

BILL GARRETT, Davidson County
Trans:T20170030525 DEEDWARR
Recvd: 04/11/17 12:16 3 pgs
Fees:18.00 Taxes:666.00
20170411-0035387

Send Tax Bills To:
owner at property address

New Owner is:
Nelson A. Linares
609 Country Meadow Court
Antioch, TN 37013

MAP: 150-07-0

PARCEL: 197.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sandra Lee Dillon and Kandice Suzanne Wilson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nelson A. Linares and Soraya Perez, husband and wife,** hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **609 Country Meadow Court, Nashville, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 174 on the Plan of "The Country", Section Five, as of record in Plat Book 5200, Pages 271 and 272, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Herbert Fischer and wife, Dorothy Fischer by Warranty Deed from Tommie J. Ferguson, unmarried, dated 11/6/09 and recorded 11/12/09 in Instrument Number 20091112-0104167, Register's Office for Davidson County, Tennessee. The said Dorothy J. Fischer having died on or about September 29, 2016 and subject property having vested in Herbert Fischer as surviving tenant by the entirety. Subsequently, the said Herbert Fischer having died on or about February 4, 2017, intestate and subject property having vested in Sandra Lee Dillon and Kandice Suzanne Wilson, all his heirs at law, pursuant to Affidavit of Heirship being recorded simultaneously herewith, in Instrument Number 20170411-0035385, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of March, 2017.

GRANTOR(S):

Sandra Lee Dillon
SANDRA LEE DILLON

Kandice Suzanne Wilson
KANDICE SUZANNE WILSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sandra Lee Dillon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of March, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kandice Suzanne Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7 day of April, 2107.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00**.

AFFIANT

SWORN TO and subscribed before me this 7th day of April, 2107.

NOTARY PUBLIC
My commission expires: 7.3.17

