WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031357 DEEDWARR
Recvd: 04/13/17 14:08 2 pgs
Fees:13.00 Taxes:333.00
20170413-0036357

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Amanda Villalobos	NEW OWNER	Parcel ID:
3703 Dickerson Pk, Lot 508		07001006200
Nashville, TN 37207		

FOR AND IN 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

Lessly Mayberry and wife, Frances C. Mayberry

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Amanda Villalobos , unmarried

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. 1, on the Plan of Mayberry, of record in Instrument No. 20001010-0100370, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Lessly Mayberry and wife, Frances C. Mayberry by deed from J. B. Hall, Jr. and wife, Geraldine Hall, of record in Book 4601, Page 451, said Register's Office, dated May 15, 1972.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20001010-0100370, said Register's Office; (3) Notice of Disqualification of record in Instrument 20101217-0100538, said Register's Office; (4) All matters of record in Plat Book 332, Page 71, said Register's Office; (5) Deed to Metropolitan Government of Nashville and Davidson Co. of record in Book 7346, Page 965, said Register's Office.

The signature of Frances C. Mayberry (aka Frances E. Mayberry) is signed by her duly appointed Attorney-in-Fact, Lessly Mayberry, pursuant to the Power of Attorney of record in Instrument 20170413-0036356, said Register's Office.

Frances C. Mayberry and Frances E. Mayberry being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2814 Tucker Road, Nashville, TN 37218

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 hands this 11th day of April, 2017.

Lessly Mayberry

Frances C. Mayberry
By: Lessly Mayberry, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lessly Mayberry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Lessly Mayberry, 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 Frances C. Mayberry, aka Frances E. Mayberry, as her Attorney-in-Fact, as the free act and deed of the within named Frances C. Mayberry.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN