Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1164TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of April, 2017.

Notary Public

Commission Expiration:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans: T20170031782 DEEDWARR
Recvd: 04/17/17 11:33 3 pgs
Fees: 18.00 Taxes: 924.63
20170417-0036854

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ena B. Lopez-Weiler and Marcelo Serna Castro 313 Freda Villa Madison, TN 37115	**SAME AS NEW OWNER.**	051 011 056.00

WARRANTY DEED

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, **Connie S Vandiver, Devisee of the Last Will and Testament of Raymond M. Vandiver,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ena B. Lopez-Weiler and Marcelo Serna Castro, 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:

Property known as 313 Freda Villa Madison, TN 37115, County of Davidson to wit:

Land in Davidson County, Tennessee, being the Lot No. 81, on the Map of Oakland Acres, Section 10, as of record in Book 2900, Page 140, Register's Office for said County,

Said Lot No. 81 fronts 110.0 feet on the east side of Freda Villa and extends back between lines 385.5 feet on the north line and 395.8 feet on the south line of a dead line in the rea, where it measures 127.0 feet thereon.

Being the same property conveyed to Raymond M. Vandiver, by deed from Kay V. Harris dated 4/6/2015 filed and recorded 4/6/2015 of record as Instrument No. 20150406-0029527,said Register's Office. The said Raymond M. Vandiver having since died on 1/13/2017. Per his Last Will and Testament, Case No. 2017-PR-84, Chancery Court for Sumner County, Tennessee, property was devised to Connie S. Vandiver.

Tax Map and Parcel ID is as follows 051 011 056.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 313 Freda Villa, Madison, TN 37115

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 unemcumbered, 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 hand this 10th day of April, 2017.

Estate of Raymond M. Vandiver

Connie S. Vandiver
Connie S. Vandiver

Connie S. Vandiver, Co-Executor
Connie S. Vandiver, Co-Executor

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2017, before me personally appeared **Connie S Vandiver, Devisee of the Last Will and Testament of Raymond M. Vandiver**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 10th day of April, 2017.

Rita B Mitchell
Notary Public

Commission Expiration: 3-31-2020

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Connie S. Vandiver,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Co-Executor** of **The Estate of Raymond M. Vandiver** the within named bargainor, and that he/she as **Co-Executor**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Co-Executor** of **The Estate of Raymond M. Vandiver** .

Witness my hand and official seal at office this 10th day of April, 2017.

Rita B Mitchell
Notary Public

Commission Expiration: 3-31-2020

Witness my hand this 10th day of April, 2017.

Estate of Raymond M. Vandiver

Ronald H. Bice, Jr., Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Ronald H. Bice, Jr.,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Co-Executor** of **The Estate of Raymond M. Vandiver** the within named bargainor, and that he/she as **Co-Executor**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Co-Executor** of **The Estate of Raymond M. Vandiver** .

Witness my hand and official seal at office this 10th day of April, 2017.

Notary Public

Commission Expiration:

11-6-17

JESSICA PENROD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 6, 2017