# WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 7/21/17
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170033263 DEEDWARR
Recvd: 04/20/17 09:59 3 pgs
Fees:18.00 Taxes:551.30
20170420-0038717

RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE MELODY P. WILSON

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Enrique Velazquez | "New Owners" | 150 05 0 109.00 |
| (NAME)<br>2860 Creekview Drive | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37217 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Fifty Thousand Nine Hundred And No/100 Dollars ($150,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brian Shane McKenna, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Enrique Velazquez and Francisca Torres, 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:

BEING Lot No. 664, on the Plan of Edge-O-Lake Estates, Section 16, of record in Book 4175, Page 157, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian Shane McKenna, unmarried by Warranty Deed from Ricardo Lopez and wife, Angie Lopez dated May 28, 2004 and recorded June 2, 2004 as Instrument No. 20040602-0064646, in said Register's Office for Davidson County.

Nicole McKenna, spouse of the above named Brian Shane McKenna, joins in this conveyance for the purpose of releasing any and all marital interest rights.

File Number: GRN-172407SSO

This instrument is being executed in behalf of Brian Shane McKenna, pursant to a Power of Attorney dated April 15, 2017, of record in INstrument No. 20170420-0039715, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Nicole McKenna, pursuant to a Power of Attorney executed on April 14, 2017, of record in Instrument No.: 20170420-0038716, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2860 Creekview Drive, Nashville, TN 37217

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, has 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 19 day of April, 2017

Brian Shane McKenna
Brian Shane McKenna
By: his attorney in fact
Hillary Monroe Smith, His Attorney-in-fact

Nicole McKenna
Nicole McKenna
By: her attorney in fact
Hillary Monroe Smith, Her Attorney-in-fact

File Number: GRN-172407SSO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brian Shane McKenna and Nicole McKenna, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Brian Shane McKenna and Nicole McKenna, for the purposes therein contained.

Witness my hand and official seal, this the 18th of April, 2017.

Angela G Batson

Notary Public

My Commission Expires: 11-6-17

(SEAL)




File Number: GRN-172407SSO