Davidson County DEEDWARR Recvd: 05/01/17 14:32 3 pgs Fees:18.00 Taxes:429.20 **20170501-0042659**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2017.

Notary Public

My commission expires: 1-8-19

(Notary Stamp) J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rosa Hernandez Gonzalez	Rosa Hernandez Gonzalez	091-05-0-042.00
701 Ries Avenue	701 Ries Avenue	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Joseph Troy McCord and Joey Ray Gann

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rosa Hernandez Gonzalez, a married woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 51 on the Plan of Moss-Wood Subdivision, of record in Plat Book 2663, Page 102, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Lucy Gann by Warranty Deed from John R. Daniel, of record in Book 6856, page 551, in the Register's Office for Davidson County, Tennessee; the said Lucy Gann having since died testate on February 28, 2006, and by her Last Will and Testament of record as Docket No. 06P575 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property to her sons, Joseph Troy McCord and Joey Ray Gann, as tenants in common, reserving a life estate for Homer L. Gann; the said Homer L. Gann having since died on April 15, 2014. A copy of said Will being of record as Instrument No. 20070416-0045086 in the said Register's Office.

This is improved property known as 701 Ries Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on Plan of Moss-Wood Subdivision, of record in Plat Book 2663, Page 102, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of April, 2017.

Joseph Troy McCord

Joey Ray Gann (aka Joey R. Gann)
by Joseph T. McCord, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Joseph Troy (aka Joseph T.) McCord, individually and as attorney in fact for Joey Ray (aka Joey R.) Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually and as the free act and deed of the said Joey Ray (aka Joey R.) Gann.

Witness my hand and official seal this 28th day of April, 2017.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 316385

SP 11/2015

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

