Davidson County	DEEDWARR
Recvd: 05/05/17 12:06	4 pgs
Fees:23.00 Taxes:703.00	
20170505-0044803	

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 27day of April, 2017 by and between Estate of Catherine Etta McGuire, hereinafter referred to as GRANTOR, and Nery A.Trujillo Mondragon and Evelyn Lajuj Lopez, husband and wife, tenancy by entireties, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 173, on the Plan of Priest Lake Park, Section 4, as of record in Book 4460, pages 15, 16, and 17, Register's Office for said County, to which plan reference is hereby made for description.

Being the same property conveyed to Catherine P. McGuire, by Quitclaim Deed, from Harry L. McGuire, dated February 15, 1985, recorded August 4, 1986, of record in Book 6937, page 646, Register's Office for Davidson County, Tennessee. Catherine P. McGuire having died intestate on September 17, 2016, property now vested in Michael Lee McGuire, Lisa Dawn Laurer and Holly Faye McGuire as surviving heirs at law. Catherine P. McGuire and Catherine Etta McGuire are one and the same.

Previously being the same property conveyed to Harry L. McGuire, et ux, Catherine P. McGuire, by Warranty Deed, from Walter E. Nannie, Jr., and wife, Gloria O. Nannie, dated December 9, 1975, recorded December 11, 1975, of record in Book 4978, page 608, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 104 Coastal Court East, Nashville, TN 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Michael Lee McGuire

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Michael Lee McGuire, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this27 day of April, 2017.

Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD

Lisa Dawn Laurer

Holly Faye McGuire

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state ~~Lisa Dawn Laurer~~ and Holly Faye McGuire to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand at office this day of April, 2017.

Notary Public

My Commission Expires: 9-9-20

Name and Address of Property Owner:
Nery A Trujillo Mondragon and Evelyn Lajuj Lopez
104 Coastal Court East
Nashville, TN 37211

Send Tax Statements to:
New Owner

Map & Parcel: 136 070 106.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $190,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me a Notary Public this day of April, 2017.

Notary Public

My Commission Expires: 9-9-20

RETURN TO:

Land Title South, Inc
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

17-1-177

ORT Form 3956 (Rev. 1/22/07)

Lisa Dawn Laurer

Lisa Dawn Laurer Holly Faye McGuire

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Lisa Dawn Laurer and ~~Holly Faye McGuire~~, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 27 day of April, 2017.

Jill Foshee
Notary Public

My Commission Expires: 5/2019

JILL FOSHEE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Name and Address of Property Owner:
Nery A Trujillo Mondragon and Evelyn Tajuj Lopez
194 Coastal Court East
Nashville, TN 37217

Send Tax Statements to

Map & Parcel: 136 070 106.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $190,000.00 which amount is equal to, or greater than, the amount which the property or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this ___ day of April, 2017.

Notary Public

My Commission Expires:

RETURN TO:

Land Title South, Inc.
3526 Aspen Grove Drive, Suite 400
Franklin, TN 37067

17-1-177

True Copy Certification

I, Joe White, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Evelyn Watkins, a notary public for this county and state, Joe White who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-2019

{Notary' Seal}

