File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170042957 DEEDWARR
Recvd: 05/19/17 15:11 2 pgs
Fees:13.00 Taxes:512.45
20170519-0050143

O-VRES-17-0608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria de los Angeles Olvera	New Owner	
(NAME)	(NAME)	**052-02-0-091.00**
608 Carmel Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH C. MCFALL, LOUIS S. CARTWRIGHT, JR., JUDY C. KING, DINAH C. GIBSON, AMY C. POPE (F/K/A AMY MICHELLE CARTWRIGHT), RHONDA CARTWRIGHT GOMEZ, AND JOHN A. CARTWRIGHT, HEIRS AT LAW OF ANNIE H. ERICKSEN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARIA DE LOS ANGELES OLVERA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 and the westerly 30 feet of Lot No. 12 and the easterly 5 feet of Lot No. 10, Block C, on the Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 and said parts of Lots 12 and 10 front 85 feet on the south side of Carmel Avenue and run back between parallel lines 145 feet on the east line of part of Lot 12 and 145 feet, more or less, on the west line of part of Lot 10, to a dead line in the rear, on which they measure 85 feet.

Being the same property conveyed to Roy J. Ericksen and wife, Annie H. Ericksen by Warranty Deed from Hugh Reed dated June 26, 1998 and recorded on June 29, 1998 of record in Book 10994, page 946, Register's Office for Davidson County, Tennessee. The said Roy J. Ericksen and Annie H. Ericksen have since died, with Roy J. Ericksen predeceasing, Annie H. Ericksen. The Last Will and Testament of Annie Helan Ericksen of record in Docket No. 16P1612, in the Seventh Circuit for Davidson County, Tennessee, Probate Division was not admitted to probate. Therefore, the decedent died intestate. By Affidavit of Heirship recorded prior hereto and simultaneously herewith Judy C. King, Louis S. Cartwright, Jr., Deborah C. McFall, Dinah C. Gibson, Rhonda Cartwright Gomez, John A. Cartwright and Amy Michelle Cartwright also known as Amy C. Pope were established as the heirs at law of Annie H. Ericksen.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **608 Carmel Avenue , Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF MAY, 2017.

Deborah C. McFall

Louis S. Cartwright, Jr. by Deborah C. McFall, Attorney In Fact

Judy C. King by Deborah C. McFall, Attorney In Fact

Dinah C. Gibson by Deborah C. McFall, Attorney In Fact

Amy C. Pope by Deborah C. McFall, Attorney In Fact

Rhonda Cartwright Gomez by Deborah C. McFall, Attorney In Fact

John A. Cartwright by Deborah C. McFall, 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, DEBORAH C. MCFALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah C. McFall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LOUIS S. CARTWRIGHT, JR., JUDY C. KING, DINAH C. GIBSON, AMY C. POPE, RHONDA CARTWRIGHT GOMEZ, AND JOHN A. CARTWRIGHT, and who acknowledged he/she/they executed the same as the free act and deed of the said LOUIS S. CARTWRIGHT, JR., JUDY C. KING, DINAH C. GIBSON, AMY C. POPE, RHONDA CARTWRIGHT GOMEZ, AND JOHN A. CARTWRIGHT.

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

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212