Davidson County DEEDWARR
Recvd: 06/12/17 10:44 3 pgs
Fees:18.00 Taxes:629.00
20170612-0058531

WARRANTY DEED

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Kelsie Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF JUNE, 2017.

Amy K Frye
Notary Public

MY COMMISSION EXPIRES: 12/20/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nabor Carreno	First Community Mortgage	
(NAME)	(NAME)	
272 Sailboat Dr	275 Robert Rose Drive	149-04-127.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BRIAN L. HADEN, SR., EXECUTOR OF THE ESTATE OF NORMA I. HADEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NABOR CARRENO AND GUADALUPE DE LA LUZ, 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:

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Edge-O-Lake Estates, Section VII, as of record in Book 3700, Page 79, Register's Office for said County.

Said lot fronts 80 feet on the Southeasterly side of Sailboat Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed by Thurman & Stevens Construction Company, Inc. by Warranty Deed to Richard E. Haden, Jr. and wife, Norma I. Haden, recorded on the 30th day of August, 1966 in Deed Book 4052, Page 22, in the Register's Office of Davidson County, Tennessee. Richard E. Haden, Jr. died on January 29, 1992 leaving Norma I. Haden as sole surviving Tenant by the Entirety. Norma I. Haden has since died on January 11, 2017. Brian L. Haden, Sr. is appointed the Executor under the Will of Norma I. Haden, the will directs the real property to be administered as part of the estate and directs the Executor to sell the real property, probated under Docket No. 17P645, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 272 Sailboat Dr, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand this 9 day of June, 2017

BRIAN L. HADEN, SR., EXECUTOR OF THE ESTATE OF NORMA I. HADEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Brian L. Haden, Sr. with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Norma Jean Haden, and who further acknowledged that he is authorized to execute the within instrument as Executor.

Witness my hand and official seal at Nashville, Tennessee this 9 day of June, 2017.

Commission expires:

My Commission Expires MAR 8, 2021

Notary Public

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

