Davidson County DEEDWARR
Recvd: 07/06/17 15:26 3 pgs
Fees:18.00 Taxes:703.00

20170706-0068153

WARRANTY DEED

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 8-10-20

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
GREENE ELROD
RUTHERFORD COUNTY
My Commission Expires 08-15-2020

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sergio Meza Hernandez (NAME)	Sergio Meza Hernandez (NAME)	163-01-002.00
5009 Highlander Dr. (ADDRESS)	5009 Highlander Dr. (ADDRESS)	
Nashville, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37013 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **IJoan Burton Co-Trustee, Burton Family Irrevocable Supplemental Needs Trust UAD April 24, 2015,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sergio Meza Hernandez and Gloribel Fuentes Avalos, joint tenants with full rights of survivorship,** 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. 3, on the plan of Hickory Highland Place, Phase 1, of record in
Plat Book 9700, Page 189, 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 Joan J. Burton and Amanda R. Bramlett, Co-Trustees of the Burton Family Revocable Supplemental Needs Trust Dated April 24, 2015 by Quit Claim Deed dated 01/30/2017 from Joan J. Burton of record in Instrument 201702020011388, Register's Office for Davidson County, Tennessee.

Subject to: All easements, restrictions and rights of way of record.

unimproved ☐

This is improved ☑ property, known as 5009 Highlander Dr., Nashville, TN 37013
(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.

2-7th 9/13

Witness my/our hands this 30th day of June, 2017.

BURTON FAMILY IRREVOCABLE SUPPLEMENTAL NEEDS TRUST

Joan Burton, co-trustee

Joan Burton
Co-Trustee

State of Tennessee
County of

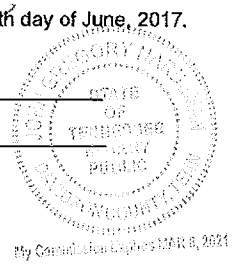
Personally appeared before me Joan Burton, Co Trustee of Burton Family Irrevocable Supplemental Needs Trust UAD April 24, 2015, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in his capacity as such, executed the same voluntarily on the day the same bears date.

27th

WITNESS my hand and seal this 30th day of June, 2017.

Notary Public
My Commission Expires: _____

File No.: 33333-17-52



I, Kelly Greene Elrod, do hereby make an 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.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Gwen Huskey, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gwen Huskey
My Commission Expires: **09/11/2017**

GWEN HUSKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017