WARRANTY DEED

Return TO:

Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(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
Juan Antonio Blas Nava and Alejandra Blas	NEW OWNER	04812004200
(NAME)	(NAME)	0
4724 Lori Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/27/17 15:53 3 pgs
Fees:18.00 Taxes:666.00
20170727-0076400

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, **SUSAN EDWARDS CLINE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUAN ANTONIO BLAS NAVA AND ALEJANDRA BLAS, 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:

Being Lot No. 47 on the Plan of Lori Heights, as of record in Book 3106, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 68.04 feet on the East side of Lori Drive and extends back 209.4 feet on the North line and 223.7 feet on the South line, to a dead line in the rear, being the Westerly right of way of the L & N Railroad, as fenced, on which it measures 85.9 feet.

Being the same property conveyed by Quitclaim Deed from Susan Edwards Cline, Successor Trustee of the Clarence Edwards Revocable Living Trust dated 1-1-06 to Susan Edwards Cline, as recorded on the 12th day of June, 2017 in Instrument No. 20170612-0058604; Executor's Deed from Susan Edwards Cline, Executrix of the Estate of Clarence Edwards, deceased to Susan Edwards Cline, Successor Trustee of the Clarence Edwards Revocable Living Trust dated 1-1-06, as recorded on the 10th day of May, 2017 in Instrument No. 20170510-0046367; Probate of Last Will and Testament of Clarence Edwards in Docket #17P-479; Quitclaim Deed from Frances I. Edwards to Susan Edwards Cline, as recorded on the 4th day of May, 2017 in Instrument No. 20170504-0044287 and Warranty Deed from Willie Clay Ball Scarlet to Clarence H. Edwards and wife, Frances I. Edwards, as recorded on the 5th day of March, 1970 in Deed Book 4401, Page 573, in the Register's Office of Davidson County, Tennessee.

This was never the principal place of residence for the Grantor.

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 4724 Lori Drive, Antioch, 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.

Witness my hand this 26 day of July, 2017

Susan Edwards Cline

SUSAN EDWARDS CLINE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Edwards Cline, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of July, 2017.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019