WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170070086 DEEDWARR
Recvd: 08/14/17 09:23 2 pgs
Fees:13.00 Taxes:221.88
20170814-0082872

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,968.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herlinda Diaz	NEW OWNER	07207009300
(NAME)	(NAME)	
1251 Kenmore Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(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, We, **Maria Henriquez, married and Walter A. Henriquez Alfaro, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Herlinda Diaz,** 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 the east 15 feet of the south 200 feet of Lot No. 94 and the west 55 feet of the south 200 feet of Lot No. 95 on the Map of Kenmore Place, of record in Book 332, Pages 32 and 33, Register's Office for said County, to which plan reference is hereby made for a more complete legal.
Said part of Lots No. 94 and 95 front together 70 feet on the north side of Warner Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Maria Henriquez, married and Walter A. Henriquez Alfaro, unmarried, by deed of record in Instrument No. 20020904-0107133 , Register's Office for Davidson County, Tennessee

This property has never been used as the Grantors primary residence.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Walter A. Henriquez Alfaro by Maria Henriquez as his Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20170814-0082871 , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1251 Kenmore Place, Nashville, TN 37216
(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/our hands this 11th day of August, 2017.

Ma E Henriquez
Maria Henriquez

Walter A Henriquez AFO 26
Walter A. Henriquez Alfaro by Maria Henriquez, his attorney in fact
by Ma E Henriquez Attorney in fact

State of Tennessee
County of Davidson

Personally appeared before me Maria Henriquez, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of August, 2017.

Notary Public
My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of August, 2017, before me personally appeared Maria Henriquez, the person who executed the foregoing instrument on behalf of Walter A. Henriquez Alfaro and who acknowledged that she executed the same as the free act and deed of the said Walter A. Henriquez Alfaro, through Power of Attorney granted her by the said Walter A. Henriquez.

Notary Public
Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020