WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170078935 DEEDWARR
Recvd: 09/08/17 15:29 2 pgs
Fees:13.00 Taxes:1515.34
20170908-0092678

File No.: HK-17-2613

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,551.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Sept 2017.

Notary Public

MY COMMISSION EXPIRES: 5/6/19 (AFFIX SEAL)

TANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-19

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Yepez and Lilia Yepez	NEW OWNER	11905015700
(NAME)	(NAME)	
2613 Nolensville Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **HARRY FRIEDMAN AND HARRIETT DELORES FRIEDMAN, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CARLOS YEPEZ AND LILIA YEPEZ, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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(s) 501, 502 & 503, GRANDVIEW HEIGHTS, as shown on plat of record in Plat Book 161, Pages 14 & 15, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Friedmans, Inc. to Harry Friedman and wife, Delores H. Friedman, as recorded on the 13th day of October, 1997 in Deed Book 10643, Page 572; Installment Deed from Elise Lynn Schwartz McMullin, Esther Schwartz Klein, and Fannie Schwartz Herman, Stephen Forrest McMullin, and Harry Klein to Harry Friedman and wife, Delores H. Friedman, as recorded on the 2nd day of April, 1979 in Deed Book 5412, Page 957 and Deed from Atlas Investment Corporation to Friedmans, Inc., as recorded on the 27th day of January, 1971 in Deed Book 4476, Page 408, in the Register's Office of Davidson County, Tennessee.

FURTHER BEING THE SAME PROPERTY CONVEYED DEED OF CORRECTION, DATED 09/01/2017, RECORDED 09/08/2017, IN INSTRUMENT NUMBER 20170908-0092675, IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years' taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2613 Nolensville Pike, Nashville, TN
(House Number) (Street) (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 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 1st day of Sept, 2017.

Harry Friedman BY FRANK FRIEDMAN, ATTORNEY-IN-FACT

Harriett Delores Friedman BY FRANK FRIEDMAN, ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of September, 2017, before me personally appeared FRANK FRIEDMAN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of HARRY AND HARRIETT DELORES FRIEDMAN and who acknowledged he/she/they executed the same as the free act and deed of the said HARRY AND HARRIETT DELORES FRIEDMAN.

Witness my hand and official seal, this the 1st day of September, 2017.

Notary Public
My Commission Expires: 5/5/2020

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171