THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE ROAD HENDERSONVILLE, TN 37075 FILE NO. 171362	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for the transfer is $152,500.00. Affiant Subscribed and sworn before me, this 14th day of Sept, 2017. Notary Public My Commission Expires: 11/5/19

SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE CONNIE TAYLOR

Bill Garrett Davidson County
Batch# 8651 DEEDQC
10/04/2017 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $564.25
20171004-0102076

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ADELA HERNANDEZ CRUZ **108 HARDAWAY DRIVE** **GOODLETTSVILLE, TN 37072**	New Owner	Map/Parcel: 033-08-0/009.00

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **TINA YVONNE FISHER and TARA DONELLE BARTELT AS CO-EXECUTRICES OF THE ESTATE OF MARY LOU DENSON FKA MARY LOU LUCAS**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ADELA HERNANDEZ CRUZ, AN UNMARRIED WOMAN**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 35 on the Plan of Gatewood Subdivision, Section I, as of record in Book 3300, Pages 47 and 52, both inclusive, Register's Office for Davidson County, Tennessee.

Said Lot fronts 76 feet on the easterly side of Hardaway Drive and extends back 191.3 feet on its northerly line and 179.7 feet on its southerly line to a dead line in the rear on which it measures 111.9 feet.

Exact same legal as prior deed of record.

Being the same property conveyed to Mary Lou Denson by Quit Claim Deed dated the 29th day of November, 2000, of record in Instrument Number 20010523-0053302, Register's Office for Davidson County, Tennessee. Prior conveyance of record in Final Divorce Decree for Mary Lou Lucas vs. John M. Lucas dated the 12th day of April, 1977, and of record in Book 5185, Page 870, Register's Office for Davidson County, Tennessee. Prior conveyance from Mrs. Minnie C. Sherrell to John M. Lucas and Mary Lou Lucas dated the 13th day of December, 1971, of record in Book 4561, Page 60, Register's Office for Davidson County, Tennessee. Mary Lou Denson having since died testate on September 17, 2016, and whose estate is Probated in docket #17P408 in the Circuit Court of Davidson County, Tennessee, Probate Division. Pursuant to Letters Testamentary of said Probate documents appointing Tina Yvonne Fisher and Tara Donelle Bartelt as Co-Executrices of The Estate of Mary Lou Denson.

This is improved property known as 108 HARDAWAY DRIVE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2017.

Tina Yvonne Fisher Co-Executrix
TINA YVONNE FISHER
CO-EXECUTRIX OF
THE ESTATE OF
MARY LOU DENSON

tara donelle bartelt - co-executrix
TARA DONELLE BARTELT
CO-EXECUTRIX OF
THE ESTATE OF
MARY LOU DENSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TINA YVONNE FISHER**, Co-Executrix of The Estate of Mary Lou Denson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Co-Executrix of The Estate of Mary Lou Denson, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 13th day of September, 2017.

Jennifer Quinn
Notary Public
My Commission Expires: 10/24/17

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TARA DONELLE BARTELT**, Co-Executrix of The Estate of Mary Lou Denson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Co-Executrix of The Estate of Mary Lou Denson, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 13th day of September, 2017.

Jennifer Quinn
Notary Public
My Commission Expires: 10/24/17

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017