Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179459

WARRANTY DEED

Bill Garrett Davidson County
Batch# 16338 **DEEDWARR**
10/23/2017 09:03:33 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20171023-0108021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH day of October, 2017.

NOTARY PUBLIC

My commission expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jivon E. Holley 558 Rural Hill Road Nashville, TN 37217	Same address as new owner	136 13 0 006.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty-Five Thousand and 00/100 Dollars ($245,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GONZALO D. ABRIL AND YAMILY RUELAS SERRANO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JIVON E. HOLLEY**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennesee being Lot No. 82 on the Plan of Edge-O-Lake Estates, Section IV, as of record in Plat Book 3600, pages 87 and 88, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gonzalo D. Abril, married, by Warranty Deed from Linda S. Lenard, unmarried, dated 8/26/2002, recorded 10/11/2002, of record in Instrument #20021011-0124764, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 558 Rural Hill Rd., Nashville, TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of October, 2017.

GONZALO D. ABRIL

YAMILY RUELAS SERRANO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Gonzalo D. Abril and Yamily Ruelas Serrano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of October, 2017.

Notary Public

Printed Notary Name

My commission expires: 1-8-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19