WARRANTY DEED

Bill Garrett Davidson County
Batch# 36185 DEEDWARR
12/12/2017 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20171212-0126398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jaime A. Hernandez-Reyes	New Owner	06900001400
(NAME)	(NAME)	
4422 Ashland City Hwy		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billy E. Hollis, unmarried and Robert C. Williams, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamie A. Hernandez Reyes, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being parts Lots Nos. 1 and 2 on the Plan of the lands of Dr. J. H. Jordan, deceased, marked Exhibit "C" as of the record in Plan Book 2, Page 75, Chancery Court at Nashville, described according to a survey made by C. J. Carney, Surveyor, October 13, 1952, as follows:

BEGINNING at a point in the center of HEATONS Creek Road, 62-1/2 feet northerly from the intersection of the center line of said Heatons Creek Road and the center line of the old Hydes Ferry Pike; thence with the center of said Heatons Creek Road, north 15 deg. 30' West 367 feet; thence North 80 deg. East 16.5 feet to Heatons Creek; thence with said creek, south 21 deg. East 94.2 feet and south 86 deg. East 102 feet to the center of said creek; thence with the center of said creek, south 74 deg. 50' east 123 feet, south 1 deg. 30' east 195 feet; thence south 86 deg. 50' west 18 feet; thence south 1 deg. 30' East 93 feet to the northerly margin of said Old Hydes Ferry Pike; thence with the northerly margin of said Pike, north 87 deg. 09' west 65 feet to the southeast corner of the Filling Station Lot; thence with the eastern boundary line of said lot, north 4 deg. 50' west 60 feet to the northeast corner of said lot; thence with the northern boundary line of said lot, south 83 deg. West 93 feet to the beginning, containing 1.3 acres, more or less.

Being the same property conveyed to Billy E. Hollis and Robert C. Williams, Joint Tenants in Common with Rights of Survivorship, from Billy E. Hollis by Quitclaim Deed dated May 10, 2012 of record in Instrument No. 20120511-0041111, Register's Office for Davidson County, Tennessee.

****This is NOT the principal residence of the Grantors named herein****

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF THE LANDS OF DR. J.H. JORDAN, DECEASED, MARKED EXHIBIT "C" AS OF THE RECORD IN PLAN BOOK 2, PAGE 75, CHANCERY COURT AT NASHVILLE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 4422 Ashland City Highway, Nashville, TN 37218
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said

GRANTEE 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, his 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 our hands this 17th day of November, 2017.

Billy E. Hollis

Robert C. Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of November, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Billy E. Hollis and Robert C. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 11-5-19

Notary Public,

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

201712120126398

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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212