Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $227,000.00.

Elizabeth G. Wills
Affiant

Subscribed and sworn before me this the 19th day of January, 2018.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Esteban Morales Estrada 382 Ocala Drive Nashville, TN 37211	New Owner	161-08-0 070.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HEATHER D. POLLOCK, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ESTEBAN MORALES ESTRADA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 105, on the Plan of Southwood Subdivision, of record in Book 2663, Pages 125 and 126, Register's Office for said County.

Said Lot No. 105 fronts 118 feet on the northerly side of Ocala Drive and runs back 242.85 feet on the easterly line and 208.13 feet on the westerly line to a dead line, measuring 149.17 feet thereon.

Being the same property conveyed to Heather D. Pollock by deed from Cynthia Lee Hess, Devisee of the Estate of Mildred Earlene Hahn, dated 04/09/2004, of record in Instrument No. 20040419-0044079, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 382 Ocala Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Bill Garrett Davidson County
Batch# 49535 DEEDWARR
01/22/2018 10:19:43 AM 2 pgs
Fees: $13.00 Taxes: $839.90
20180122-0006254

KP

Witness my hand this the 19th day of January, 2018 .

Heather Pollock

Heather D. Pollock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heather D. Pollock, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of January, 2018.

My commission expires: 9-10-2018



Notary Public