WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blanca L. Rascon Soto	New Owner	14815021000
(NAME)	(NAME)	
203 Dale St.		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ralph M. Wair Sr. and Ralph M. Wair Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Blanca L. Rascon Soto,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Section 6, Apache Hills, of record in Book 5200, Page 173, Register's Office for said County. Said Lot No. 16 fronts 49.96 feet on the northeasterly margin of Eastview Drive and extends back 144.30 feet on the southerly line and 114.86 feet on the northwesterly line to a dead line in the rear, measuring 119.92 feet thereon.

Being the same property conveyed to Ralph M. Wair, Sr. and Ralph M. Wair, Jr. as joint tenants with right of survivorship from Cynthia A. Thrasher by Warranty Deed of record in Instrument No. 20080619-0063439, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

This conveyance is subject to any and all existing restrictions and easements of record.

Bill Garrett Davidson County
Batch# 52601 DEEDWARR
01/29/2018 11:20:56 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20180129-0008941

unimproved ☐

This is improved ☑ property, known as 4160 Eastview Dr., Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 26th day of January, 2018.

Ralph M. Wair Sr.

Ralph M. Wair Jr.

State of Tennessee
County of Williamson

Personally appeared before me Ralph M. Wair Sr. and Ralph M. Wair Jr., with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of January, 2018.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12839