(i)

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

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. G17-0722D

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JULY 26, 2021

Bill Garrett Davidson County
DEEDWARR
Batch# 56212 2 pgs
02/07/2018 01:47:22 PM
Fees: $13.00 Taxes: $832.50

20180207-0012434

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alberto Alejandro Ayala de la Cruz (NAME)	New Owner (NAME)	093-16-0-400.00 & 093-16-0-404.00 & 093-16-0-397.00
1 Decatur St. (STREET ADDRESS)	1 Decatur St (STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, **I Elizabeth Templet, Trustee of, College 1 Trust, dated 7/1/2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alberto Alejandro Ayala de la Cruz,** 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, located on Duncan Street, and being further described as follows:

TRACT NO. 1: BEING 17 feet of the Southern part of Lot No. 14 in Block "G" of the Hermitage Addition, of record in Book 57, page 43, Register's Office for said County. Said part of Lot No. 14 fronts 17 feet on the Westerly side of Duncan Street and runs back 150 feet to an alley.

Further, being the Northerly 33 feet of Lot No. 14 of Block "G" on the Plan of Hermitage Addition to Nashville, as of record in Book 57, page 43, said Register's Office. Said Northerly part of Lot No. 14 fronts 33 feet on the Westerly side of Duncan Street and runs back between parallel lines with the Southerly margin of an alley 150 feet to an alley in the rear, and shows 33 feet on said alley.

Map & Parcel Number: 093-16-0-397.00 and 398.00 \ 7 Duncan Street, Nashville, TN

TRACT No.2: BEING the Northerly 35 feet of Lot No. 15 of Block "G" in the Hermitage Addition, a plan of which is of record in Book 57, page 43, said Register's Office. Said part of said Lot No. 15 fronts 35 feet on the Westerly side of Duncan Street and runs back between parallel lines 150 feet to an alley.

Map & Parcel Number: 093-16-0-399.00 (Assessor does not show this Map & Parcel Number as active)

TRACT NO. 3: BEING the South 15 feet of Lot No. 15 and the Northerly 20 feet of Lot No. 16 of Block "G" Hermitage Addition, a plan of which is of record in Book 57, Page 43, said Register's Office. Said parts of said Lots 15 and 16 front together 35 feet on the Westerly side of Duncan Street and run back between parallel lines 150 feet to an alley.

Map & Parcel Number: 093-16-0-400.00
TRACTS NOS. 2 & 3 \ 3 Duncan Street, Nashville, TN

TRACT NO. 4: BEING TWO TRACTS DESCRIBED AS FOLLOWS:

A. BEGINNING at a corner of Duncan Street and Meredith Avenue, and running diagonally with said Avenue about 95.00 feet to a stone; thence in a Northerly direction 25.00 feet to a stone in the line of Addison Patterson Home Place lot; thence along Addison Patterson Home Place line 50.00 feet to the corner of said Patterson lot and Duncan Street; thence along Duncan Street 57.00 feet to the beginning.
B. BEING part of Lot 4 of Block H in the Hermitage Addition recorded in Book 57, page 42, Register's Office for said County, and fronting 40.00 feet on the Duncan Street and running back in an easterly direction 50.00 feet, ore or less.

Map & Parcel Number: 093-16-0-404.00

TRACT NO. 5: BEING part of Lot No. 4 of Block "H" on the Plan of Hermitage Addition to Nashville of record in Book 57, Pages 42 and 43, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Map & Parcel Number: 093-16-0-405.00 (Assessor does not show this Map & Parcel No. as active)

TRACT NOS. 4 & 5 \ 4 Duncan Street, Nashville, TN

BEING the same property conveyed to College I Trust, dated 7-1, 2015, Elizabeth Templet, her successor or successors in interest, as Trustee from Winston O. Templet, by Quit Claim Deed dated July 1, 2015, as Instrument No. 20150810-0079678, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 43, Register's Office for Davidson County, Tennessee.
2. No insurance is afforded as to Mobile home titles.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3, 4 and 7 Duncan Street, Nashville, TN 37210.

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. Whenever 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 hand(s) this 25th day of January, 2018.

COLLEGE 1 TRUST, DATED 7/1/2015

By: × Elizabeth Templet, Trustee
Elizabeth Templet, Trustee

January 25, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Elizabeth Templet, Trustee for College 1 Trust, dated 7/1/2015, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of January, 2018.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN, PLLC.
P.O. BOX 663
GALLATIN, TN 37066