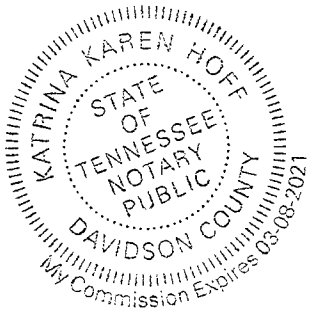
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cruz Mancia	Cruz Mancia	052-06-0-062.00
(NAME)	(NAME)	
102 Rayburn Court	102 Rayburn Court	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 71409 DEEDWARR
03/20/2018 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20180320-0026300

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty M. Perales, personal representative of Pedro Juan Perales Estate**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cruz Mancia, unmarried**, hereinafter called the GRANTEE(S), 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 23 on the Map of Madison Heights Subdivision, Section No. 1, of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Said Lot No. 23 fronts 100 feet on the easterly side of Florence Avenue and runs back between lines 400 feet on the northerly line and 410 feet on the southerly line to a dead line in the rear measuring 100.9 feet thereon.

Being the same property the same property conveyed to Pedro J. Perales, married by Warranty Deed from Georgia Everett, dated February 18, 2002 and recorded February 19, 2002 of record in Instrument No. 20020219-0021195, Register's Office for Davidson County, Tennessee. The said Pedro J. Perales died testate on July 24, 2015, providing in the Will that "All realty is part of my probate estate and shall be treated as personalty for administration purposes." See Probate Docket No: 15P1783 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Betty M. Perales was appointed Personal Representative under Letters of Testamentary in said probate estate.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 705 Florence Circle, Madison, TN 37115

(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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hand this 2nd day of March, 2018

Betty M. Perales
Personal Representative of Pedro Juan Perales Estate

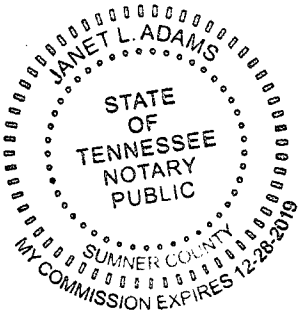
State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Betty M. Perales with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Personal Representative of Pedro Juan Perales Estate and that she as such Personal Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Personal Representative.

WITNESS my hand and seal this 2nd day of March, 2018.

Notary Public
My Commission Expires: 12.28.19

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075



Certificate of Authenticity

I, Edward A. Cooper, 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, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY