WARRANTY DEED

Bill Garrett Davidson County
Batch# 109307 DEEDWARR
06/26/2018 03:36:43 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20180626-0061645

File No.: AGL-18-1703

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/19 (AFFIX SEAL)

TABITHA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WEHO DEVELOPMENT GROUP, GP	New Owner	10511009300
(NAME)	(NAME)	
513 3RD AVE S		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **ESTATE OF FERNANDO FRANCISCO VERSCHUEREN RODRIGUEZ**, herein after called Grantor, has bargained and sold, and by these presents do transfer and convey unto, **WEHO DEVELOPMENT GROUP, GP**, hereinafter called the Grantee, its heirs and assigns, that 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. 7 on the Plan of Arlyne Heights of record in Plat Book 1424, Page 128, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Fernando R. Verchueren by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 4th day of March, 1998 in Deed Book 10820, Page 436, in the Register's Office of Davidson County, Tennessee.

FERNANDO R. **VERSCHUEREN** HAVING DIED ON 12/27/2017. JULIO E. LYNCH-LORCA HAVING BEEN APPOINTED THE PERSONAL REPRESENTATIVE OF GRANTOR, OF RECORD IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION, CASE NO. 18P-518.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1703 MARTIN STREET, NASHVILLE, TN 37203
(House Number) (Street) (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, its successors and assigns forever; and the Grantor covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and does further covenant and bind Grantor, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hand this 15th day of June, 2018.

ESTATE OF FERNANDO FRANCISCO **VERSCHUEREN** RODRIGUEZ
PERSONAL REPRESENTATIVE
BY: JULIO E. LYNCH-LORCA
ITS: PERSONAL REPRESENTATIVE

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of June, 2018, before me personally appeared JULIO LYNCH-LORCA, PERSONAL REPRESENTATIVE of the ESTATE OF FERNANDO FRANCISCO **VERSCHUEREN** RODRIGUEZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 15th day of June, 2018.

Notary Public
My Commission Expires: 5/5/20

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171