Bill Garrett Davidson County
Batch# 109382 DEEDWARR
06/27/2018 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20180627-0061748

THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00. PPAO Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF June, 2018. Notary Public MY COMMISSION EXPIRES: OCT 2 0 2020 (AFFIX SEAL) KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Daniel Y Fernandez 640 Carmel Avenue, Madison, TN 37115	New Owner	052 02 0 095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BILLY GRAY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **DANIEL Y FERNANDEZ**, a single man hereinafter called the Grantee, his 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, TN, being the easterly 10 feet of lot number 17 and all of lot 18, Block "C" of the revised plan of Rainbow Terrace Subdivision, as of record in book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said lot number 18 and part of lot number 17 adjoin and front together 60 feet on the southerly side of Carmel Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Billy Gray by Warranty Deed from Melinda Hester Walker, a single person, of record in Instrument 20170802-0078723, Register's Office for Davidson County, Tennessee.

This is improved property known as 640 Carmel Avenue, Madison Tennessee 37115.

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

The Grantor hase not used the subject property as a private place of residence.

WITNESS my hand this 26th day of June, 2018.

BILLY GRAY

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **BILLY GRAY**, a single person, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 2018.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

