Bill Garrett Davidson County
Batch# 126886 DEEDWARR
08/09/2018 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20180809-0078568

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF August, 2018.

(Affix Seal) Notary Public

My Commission Expires: 9/25/15

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EDWARDS-H18193

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Billie N. Edwards, unmarried woman	Billie N. Edwards	150.02-0-208.00
720 Bluewater Drive	720 Bluewater Dr	
Nashville, TN 37217	Nashville, TN 37217	

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 consideration, the receipt of which is hereby acknowledged, I/we, BELKIS CABALLERO ARMAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BILLIE N. EDWARDS, UNMARRIED WOMAN, hereinafter called the Grantee(s), their 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 all of Lot No. 194 on the Plan of Revised Section Two, Harbor Gate, of record in Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. FOR INFORMATION PURPOSES ONLY: 720 Bluewater Drive, Nashville, TN 37217.

Being the same property conveyed to Daniel Paredes, a married man, by deed of record from BR Real Estate Holdings, LLC, a South Carolina limited liability company, recorded on 12/27/2017 as Instrument #20171227-0131054 in the Register's Office for Davidson County, Tennessee. Daniel Paredes, then married to Fay Thi Denton, died intestate, without issue, natural born or adopted, on June 7, 2018.

Affidavit of Heirship of record for Daniel Paredes of record at Instrument No. 201808090078566.

Being previously conveyed to, BELKIS CABALLERO ARMAS by Quitclaim Deed in Inst # 201808090078567, recorded on _____, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 720 Bluewater Drive, Nashville, Tennessee 37217 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 7 day of August, 2018 :

Belkis Caballero Armas

STATE OF FLORIDA
COUNTY OF Brevard

Personally appeared before me, Julie Fredella, a Notary Public in and for said County and State, the within named BELKIS CABALLERO ARMAS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Palm Bay, Florida, this 7 day of August, 2018.

Notary Public

My Commission Expires: _____

JULIE FREDELLA
Notary Public - State of Florida
Commission # FF 242480
My Comm. Expires Jul 29, 2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019