#13424.

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodrigo Alvarado Dealmonte Josefina Araujo Araujo	New owner	15001016200
(NAME)	(NAME)	
2818 Mossdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lucas Wallace and Adam Wallace,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rodrigo Alvarado Dealmonte and Josefina Araujo Araujo,** a married couple, 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, being Lot No. 130 on the plan of Section Eight, Edge-O-Lake Estates, of record in Book 3700, page 101, Register's Office for said County.

SAID Lot No. 130 fronts 92.0 feet on the northeasterly margin of Mossdale Drive and extends back 225.56 feet on the broken northwesterly line and 184.54 feet on the southeasterly line to a dead line in the rear, measuring 50.93 feet thereon.

Being the same property conveyed to Dennis A. Wallace and wife, Neika P. Wallace by deed from United States Fidelity and Guaranty Company, a Maryland Corporation, of record in Book 6551, page 546. by deed recorded in Book 6704, page 586, Dennis A. Wallace and wife Neika P. Wallace conveyed a 1/2 undivided interest to Kenneth N. Pettus.. Kenneth N. Pettus having died leaving Neika P. Wallace, Lee P. Balthrop and Steven V. Pettus, as his sole heirs-at-law and by deed in 9679, page 352, Lee P. Balthrop and Steven V. Pettus conveyed their interests to Dennis A. Wallace and wife, Neika P. Wallace. Neika P. Wallace having conveyed all of her interest to Dennis A. Wallace by deed in Book 9679, Page 255 and Instrument No. 20040505-0051268. Dennis A. Wallace having died intestate as established by Probate File 16P1995, Probate Court Clerk's Office for Davidson County, Tennessee, which file shows Lucas Wallace and Adam Wallace to be his heirs-at-law. Also, see affidavit of heirship of record in Instrument No. 20180913-0091070, Register's Office of Davidson County, Tennessee.

Lucas Wallace being one and the same as Lucas Allen Wallace.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

Karen Y Johnson Davidson County
Batch# 140630 **DEEDWARR**
09/13/2018 03:05:04 PM 2 pgs
Fees: $13.00 Taxes: $895.40

20180913-0091071

This is improved ☑ property, known as 2818 Mossdale Drive, Nashville, TN 37217
(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 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. 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 hands this 10th day of September, 2018.

Lucas Wallace

Adam Wallace

State of Tennessee
County of Davidson

Personally appeared before me Lucas Wallace and Adam Wallace, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of September, 2018.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 13424