| THIS INSTRUMENT PREPARED BY:<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34582-12-2018** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $495,000.<br><br>Affiant<br><br>Subscribed and sworn to before me this 14th day of December, 2018.<br><br>Notary Public<br><br>My Commission Expires: 7/8/19 |
|---|---|

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY WILSON

# WARRANTY DEED

| **Address New Owner:**<br>Amado Ariel Valey Vasquez,<br>Felipe Lopez Cervantes<br>2716 A Mailan Drive<br>Nashville TN 37206 | **Send Tax Bills To:**<br>Apex Bank<br>430 Montbrook Lane<br>Knoxville, TN 37919 | **Tax Information:**<br>Map and Parcel No.:<br>051 13 0 005 00 |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara N. Haynes**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amado Ariel Valey Vasquez and Felipe Lopez Cervantes**, a Married Couple with Right of Survivorship ("Grantees"), their heirs and assigns, all that tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3322 Walton Lane, Nashville, TN 37216; 3504 Slate Drive, Nashville, TN 37216; and 3505 Slate Drive, Nashville, TN 37216.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 176648 DEEDWARR
12/20/2018 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20181220-0123989

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 14th of December, 2018.

Barbara N. Haynes, by Jeffrey N. Haynes her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey N. Haynes, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Barbara N. Haynes, and he is authorized by Barbara N. Haynes to execute this instrument on her behalf.

Witness my hand, at office, this 14th of December, 2018.

Notary Public

My Commission Expires:
10-7-2019

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# EXHIBIT "A"

**Tract No. 1:**

Being Lot Nos. 2 and 10 of Walton Lane Estates, of record in Book 5200, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes an bounds of said Lots.

Being a part of the same property conveyed to Joe M. Haynes and wife, Barbara N. Haynes, by Warranty Deed dated November 7, 1983, from Robert W. Slate and wife, Ruth N. Slate, of record in Book 5997, page 462, Register's Office. for Davidson County, Tennessee. The said Joe M. Haynes having died on January 26, 2018, leaving said property to Barbara N. Haynes by right of survivorship.

**Tract No. 2:**

Being Lot No. 3 on the Plan of Walton Lane Estates, of record in Book 6269, page 820, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Joe M. Haynes and wife, Barbara N. Haynes, by Quitclaim Deed dated April 9, 1984, from Robert W. Slate and wife, Ruth N. Slate, of record in Book 6269, page 820, Register's Office for Davidson County, Tennessee. The said Joe M. Haynes having died on January 26, 2018, leaving said property to Barbara N. Haynes by right of survivorship.