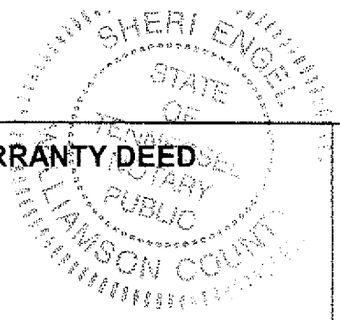


WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Sandra Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2019.

Sheri Engel
Notary Public

MY COMMISSION EXPIRES: January 5, 2020
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 189050 DEEDWARR
01/28/2019 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20190128-0008256

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Fernando Muro	NEW OWNER	Map: 16400002000
(NAME) 112 Valley Way	(NAME) 112 Valley Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($85,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CORA H. LANCE, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FERNANDO MURO,

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 the 2nd Civil District of Davidson County, Tennessee, being part of Tract No. 6, Division of the Rucker Farm, as of record in Plan Book 1424, Page 138, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the center line of Mt. View Road; thence North 10 deg. east a distance of 56.5 feet to a point in the center line of Mt. View Road; thence North 9 deg. East a distance of 143.5 feet to point in the center line of Mt. View Road; thence South 84 deg. 40' East a distance of 1110 feet to an iron pin; thence South 2 deg. 30' West a distance of 200 feet to an iron pin; thence North 84 deg. 40' West a distance of 1136 feet to the point of beginning; said tract containing 5.16 acres, more or less.

Being the same property conveyed to Jesse C. Lance and wife, Cora H. Lance, by deed from Herbert W. Smith and wife, Claire A. Rucker Smith, of record in Book 3399, Page 589, dated June 5, 1962, Register's Office for said County. The said Jesse C. Lance now being deceased.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 138, said Register's Office.

Cora H. Lance and Cora F. Lance being one and the same person.

The signature of Cora H. Lance is signed by his/her duly appointed Attorney-in-Fact, Melvin L. Lance, pursuant to the Power of Attorney of record in Instrument 20190128-0008255, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 0 Mt. View Rd., Antioch, TN 37013
(House No.) (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 our hands this 28th day of January, 2019.

Cora H. Lance by Melvin L Lance AIF 1/28/2019
Cora H. Lance
By: Melvin L. Lance, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Melvin L. Lance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Cora H. Lance, as his/her Attorney-in-Fact, as the free act and deed of the within named Cora H. Lance.

Witness my hand and official seal this 28th day of January, 2019.

My Commission Expires: 3/10/19

Notary Public

JANNIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY