SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 250417 DEEDWARRSP
06/28/2019 02:02:39 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20190628-0063165

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHARLOTTE E. HERRING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 5, 2021

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana G. Sacayon Reyes	Pinnacle Bank	034-01-0 005.00
(NAME) 602 Alta Loma	(NAME) 2309 Crestmoor Rd.	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM TIMOTHY HILL, EXECUTOR FOR THE ESTATE OF BILLY GRAY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Ana G. Sacayon Reyes, unmarried woman** HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE AND WITHIN THE CITY OF GOODLETTSVILLE, TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled Goodlettsville Heights, Section V, of record in Book 2083, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BILLY R. GRAY, AN UNMARRIED MAN, by deed from WILLIAM CHRIS STREET, EXECUTOR OF THE ESTATE OF WILLIAM BRADLEY STREET, DECEASED, of record as Instrument No. 20120912-0082585, dated September 6, 2012, said Register's Office.

BILLY R. GRAY died testate on or about October 7, 2018. Pursuant to the terms of his will of record in Docket No. 18P1942 in the Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be treated as part of the probate estate.

Included in the above description, but specifically excluded therefrom, is that portion of said property acquired by the State of Tennessee, by Final Judgment of record in Book 3965, page 58, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 602 ALTA LOMA, GOODLETTSVILLE, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

THIS CONVEYANCE IS SUBJECT TO:

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 034-01-0-005.00.

2. All Matters shown on the Plan of record in Book 2083, page 74, said Register's Office.

3. Any Easement(s) of record including that in Book 2438, page 592, said Register's Office.

4. Any Restrictive Covenants of record including that as contained in instrument of record in Book 2441, page 549, said Register's Office.

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, her successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, her successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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 hand this 28th day of June, 2019.

ESTATE OF BILLY GRAY

BY: _____
William Timothy Hill, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, **WILLIAM TIMOTHY HILL, EXECUTOR OF THE ESTATE OF BILLY GRAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this the 28th day of June, 2019.

Charlotte Herring
Notary Public

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021