Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 292153 DEEDWARR
09/27/2019 08:42:56 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20190927-0098310

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Presta D Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2019.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-6745

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Miguel Valencia Lopez (NAME)	New Owner (NAME)	147-15-16
516 Northcrest DR (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Beverly Ann Pearson, Martha Leigh Walker, Nancy Lynn Wells and Sharon Kaye Schawe, Devisees under the Last Will and Testament of Nancy E. Craig**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miguel Valencia Lopez**, 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. 46 on the Map of Whispering Hills, Section I, of record in Book 2331, page 82, 83 and 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James D. Craig and wife, Nancy E. Craig by Deed dated May 2, 2008 from Pamela Dawn Hucks, recorded May 6, 2008, in Instrument Number 20080506-0046760 and re-recorded on May 12, 2008 in Instrument No. 20080512-0048645, Register's Office of Davidson County, Tennessee. The said James D. Craig having since died June 17, 2016, leaving title vested in Nancy E. Craig as surviving tenant by the entirety. The said Nancy E. Craig testate having since died April 12, 2019. Pursuant to the Last Will and Testament of Nancy E. Craig, of record in The Probate Court for Rutherford County TN, Case #75PRI-2019-PR-265. the subject property was devised to Beverly Ann Pearson, Martha Leigh Walker, Nancy Lynn Wells, Sharon Kaye Schawe.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 82-84, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 2481, page 499, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of Martha Leigh Walker, Nancy Lynn Wells, and Sharon Kaye Schawe is signed by their duly appointed Attorney-in-fact Beverly Ann Pearson, pursuant to the Power of Attorney recorded in Instrument #20190927-0018307, and in Instrument #20190927-0018308, and in Instrument #20190927-0018309, said Register's Office.

This is improved property, known as 568 Highcrest Drive, Nashville, TN 37211.

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. Whenever 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 23rd day of September, 2019.

The Estate of Nancy E. Craig

By: Beverly Ann Pearson Devisee
Beverly Ann Pearson, Devisee

By: Martha Leigh Walker, Devisee, by Beverly Ann Pearson her attorney-in-fact
Martha Leigh Walker, Devisee, by Beverly Ann Pearson, his/her Attorney-In-Fact

By: Nancy Lynn Wells Devisee, by Beverly Ann Pearson her attorney in fact
Nancy Lynn Wells, Devisee, by Beverly Ann Pearson, his/her Attorney-In-Fact

By: Sharon Kaye Schawe, Devisee, by Beverly Ann Pearson her attorney in fact
Sharon Kaye Schawe, Devisee, by Beverly Ann Pearson, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2019, before me personally appeared Beverly Ann Pearson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of September, 2019.

Preston D Matthews
Notary Signature
My commission expires: 6/10/21

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Beverly Ann Pearson, Attorney in Fact for Martha Leigh Walker, Nancy Lynn Wells, and Sharon Kaye Schawe with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of September, 2019.

Preston D Matthews
Notary Signature
My commission expires: 6/10/21

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066