This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 295409 DEEDWARR
10/03/2019 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20191003-0101167

ADDRESS NEW OWNER:
Cesar Alcantara-Tinoci
306 Goldie Drive
Goodlettsville, TN 37072

SEND TAX BILL TO:
First Community Mortgage, Inc.
262 Robert Rose Dr #200
Murfreesboro TN 37129

MAP/PARCEL 034-05-0-036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Heirs and Beneficiaries of the Estate of Winnie J. Bray, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Cesar Alcantara-Tinoci a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Gatewood, Section 1 of record in Plat Book 3300, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Winnie J. Bray and husband, Richard L. Bray, as tenants by the entirely by Quitclaim deed from Richard L. Bray of record in Instrument No. 20160114-0004058 Register's Office for Davidson County, Tennessee, dated January 05, 2016 and recorded on January 14, 2016.

The said Richard L. Bray predeceased Winnie J. Bray. The said Winnie J. Bray is now deceased and her will was entered into probate in case no. P10091 of the Chancery Court for Williamson County, Tennessee. ++

This is improved property known as: **306 Goldie Drive, Goodlettsville, Tennessee 37072**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.
Possession to be given 26th day of September, 2019.

WITNESS MY HAND on this the 26th day of September, 2019

Stephen Anthony Stinson Personal Representative

Stephen Anthony Stinson, Personal Representative of the Estate of Winnie J. Bray

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen Anthony Stinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be The Personal Representative of the Estate of Winnie J. Bray, the within named bargainor, and as such Personal Representative executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of September, 2019.

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of September, 2019.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 1-24-22

File No: 190405

**See also Affidavit of Heirship of record in Instrument #201910030101166, Davidson County Register of Deeds.

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

