Davidson County DEEDWARR
Recvd: 06/11/03 11:35 2pgs
Fees:13.00 Taxes:536.50
20030611-0080654

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 9/12/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauro Garcia	Owner	Map: 120
(NAME) 609 Glenpark Court	(NAME)	Group: 09-0
(ADDRESS) Nashville, TN 37217	(ADDRESS)	Parcel: 48
(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, WE, Martha N. Desimone , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lauro Garcia , 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:

BEING Lot No. 5A-17, Glengarry Park, Section Five-"A", as shown by plat of record in Plat Book 330, page 58, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Martha N. Desimone by deed from Robert Wayne Desimone and Debra D. Hagood of record in Instrument No. 20030224-0024483Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 330, Page 58, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 3675, Page 278, Register's Office of said County

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 609 Glenpark Court, Nashville, TN 37217

(House Number) (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 my/our hand(s) this 6th day of June, 2003.

Martha N. DeSimone

Martha N. Desimone

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Martha N. Desimone the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/6/2003

My Commission Expires

DEBBIE C. WILLIAMS
NOTARY PUBLIC AT LARGE
MY COMM. EXP. MARCH 20, 2005
RUTHERFORD CO., TENN.

Notary Public

File Number2305718

RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167