WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/06 09:36 2 pgs
Fees:13.00 Taxes:330.78
20060419-0044592

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 06, 2006

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,400.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-6-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 786 Nissan Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan M. DeLaTorre	Juan M. DeLaTorre	135-139
(NAME)	(NAME)	
1875 Reynolds Rd.	1875 Reynolds Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, Sarah Myatt Clinard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan M. DeLaTorre and wife, Irma DeLaTorre, 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:

SEE ATTACHED EXHIBIT A

This is improved ☒ unimproved ☐ property, known as 1875 Reynolds Rd., 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 hand this 13th day of April, 2006.

Sarah Myatt Clinard

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sarah Myatt Clinard, the bargainor(s), with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this. 4/13/06.

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.
MY COMMISSION EXPIRES NOVEMBER 06, 2006

My Commission expires:
11-6-06

Notary Public

EXHIBIT A

A certain tract or parcel of land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by L. T. Cantrell, Surveyor, on October 22, 1948, as follows:

BEGINNING at a point in the center of Reynolds Road, north 8 degrees 06' east, 137.6 feet from a spike located in the center of Smith Springs Road, opposite the center of the southerly terminus of said Reynolds Road; thence with the center of said Reynolds Road, north 8 degrees 06' east 100 feet to a spike; thence north 68 degrees 11' west, 147 feet, more or less, to a point; thence eastwardly 125 feet to the beginning.

EXCLUSION: Included in the above description, but expressly excluded from this conveyance is the following described property:

A parcel of land 5 feet in width and 13 feet in length lying along the easternmost property line an being a portion of the land conveyed to Sarah Clinard as of record and further described as follows:

Beginning at a point on the existing west right-of-way line of Reynolds Road, said point being the southeast common corner of Sarah Myatt Clinard and Jesse & Lola Davy:

Thence, N77 30'27"W, 5.00-feet to a point on the common property line of Sarah Clinard and Lola Davy:
Thence, N12 29'33"E, 13.00-feet to a point on the proposed right-of-way of Reynolds Road:
Thence, S77 30'27"E, 5.00-feet to a point on the existing right-of-way of Reynolds Road:
S12 29'39"W, 13.00-feet to the point of beginning.

Containing therein a total of 65 square feet more or less.

SUBJECT to: easement for right-of-way of Reynolds Road lying within boundaries of premises of record in Book 9035, page 712; Deed to Metropolitan Government of record in Book 9035, page 710; any and all easements, and/ or restrictions of record that may be applicable to said property and to zoning regulations of the appropriate governmental body.

Being the same property conveyed to Sarah Myatt Clinard by Quitclaim Deed from James E. Clinard, Sr., dated April 15, 1965 of record in Book 4327, page 37, Register's Office for Davidson County, Tennessee.