Box 13 # 11594

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcelina Valerio	GMAC Mortgage Corp.	
(NAME)	(NAME)	**Map 119-7**
2625 Glenrose Avenue	1801 West End Ave. Ste. 710	
(ADDRESS)	(ADDRESS)	**Parcel 106**
Nashville, TN 37210	Nashville, TN. 37203	
(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, **ABAGAIL HINTON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCELINA VALERIO,** ★Maggie 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. 57 on the Plan of Thompson Lane Park, of record in Book 2331, page 138, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Blackstone Place, the same being a common corner of Lots 57 and 31; thence with the dividing line between Lots 57 and 31, 152.6 feet to a monument; thence northwardly with the dividing line between Lots 57 and 58, 138 feet to a point in the southerly margin of Glenrose Avenue; thence with the southerly margin of Glenrose Avenue; eastwardly 123.73 feet to a monument; thence to the right around a curve 47.51 feet to a monument in the westerly margin of Blackstone Place, thence with the westerly margin of Blackstone Place, southwardly 105.5 feet to the point of beginning.

Being the same property conveyed to William Jasper Jordan, Sr. and Cassandra Lain Hinton by Quitclaim Deed of record as Instrument No. 2001013-0101822, Register's Office for Davidson County, Tennessee. William Jasper Jordan, Sr. died on February 4, 2006, with his interest in the subject property passing to Cassandra Lain Hinton by survivorship. Cassandra Lain Hinton died intestate on February 18, 2006, her sole heir at law being Abagail Hinton, who became the sole owner of the property at the death of Cassandra Lain Hinton.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 138, said Register's Office; and (c) Restrictive covenants contained in Book 2548, page 299 and Book 3465, page 91.

unimproved ☐
This is improved ☒ property, known as 2625 Glenrose Avenue, Nashville, TN 37210
(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 18th day of May, 2006.

Davidson County DEEDWARR
Recvd: 06/06/06 15:09 2 pgs
Fees:13.00 Taxes:506.90
20060606-0067017

Abagail Hinton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Abagail Hinton the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2006.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public