WARRANTY DEED

Carmen Coats State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2006.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires 3-21-09

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reynaldo M. Zuniga	Reynaldo M. Zuniga	060-07-0-050.00
(NAME)	(NAME)	
3004 Lyndale Drive	3004 Lyndale Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/23/06 10:47 2 pgs
Fees:13.00 Taxes:431.05

20060623-0075075

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, Valena T. Watson a/k/a Valena J. Watson, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Holly Hardin, 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. 39, on the plan of **Hillhurst Acres,** Section 6, as of record in Plat Book 2854, page 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Valena T. Watson, unmarried a/k/a Valena J. Watson, by Deed from Alvin Love and wife, Priscilla Love dated May 19, 2000 and filed for record in Instrument No. 20000523-0051684, in the Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 2854, page 62, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3004 Lyndale Dr., Nashville, TN 37207

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this ~~23rd~~ 17TH day of ~~May~~ JUNE, 2006.

Valena T. Watson
J. V-W

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Valena T. Watson a/k/a Valena J. Watson, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 7TH day of JUNE, 2006.

Commission expires:

Carmen Coats

Notary Public

My Commission Expires 3-21-09

