Bk 34

Davidson County DEEDWARR
Recvd: 09/11/08 13:46 2 pgs
Fees:13.00 Taxes:480.63
20080911-0093168

LYNDA KAYE JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. MY COMMISSION EXPIRES FEB 23 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$129,900.00** (One Hundred Twenty Nine Thousand Nine Hundred).

Angela Knapp
AFFIANT

Subscribed to and sworn before me this 9th day of September, 2008.

Lynda Kaye Jones 1/23/10
NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Alexander Saragoza 315 Kern Drive Nashville,TN 37211	Countrywide Bank, FSB 100 Mallard Creek Road, Ste 250 Louisville, KY 40207	147-03-0-34.00

WARRANTY DEED

FOR AND IN 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, I/WE, **TIM L. TOMLIN, EXECUTOR FOR THE ESTATE OF CLARA M. TOMLIN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ALEXANDER SARAGOZA, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 9 on the Plan of Herbert Heights, Section II, as shown on plat of record in Plat Book 3500, Page 83, in the Register's Office for Davidson County, Tennessee , and being more particularly described as follows:

Said Lot No. 9 fronts 70 feet on the south side of Kern Drive, and extends back 133.4 feet on the west line and 127.28 feet on the east line, to a dead line in the rear, which it measured 70.26 feet.

Being the same property conveyed to John C. Tomlin and wife, Clara M. Tomlin by Deed of record in Book 3852, Page 12, Register's Office for Davidson County, Tennessee. The said John C. Tomlin having since died on June 30, 1998, leaving subject property to his spouse Clara M. Tomlin having since died on January 30, 2008, testate. Pursuant to the Last Will and Testament of record in Will Book 45, Page 1, Probate Court for Rutherford County, Tennessee, Docket Number E19-092, Ordèr to sale, Tim L. Tomlin, Executor was empowered to convey the subject property.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **315 KERN DRIVE** **NASHVILLE,TN37211**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2008

WITNESS, this 9th day of September, 2008
Estate of Clara M. Tomlin

BY: Executor
Tim L. Tomlin, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of September, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tim L. Tomlin, Executor of the Estate of Clara M. Tomlin,** to me known to be the person who executed the foregoing instrument for the of **Estate of Clara M. Tomlin,** and acknowledged that he executed that same as the free act and deed of the said **Estate of Clara M. Tomlin.**

WITNESS my hand and official seal this the 9th day of September, 2008.

Notary Public

Commission Expires: _____

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011