WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100049660 DEEDWARR
Recvd: 08/11/10 08:47 2 pgs
Fees:13.00 Taxes:259.00

20100811-0063321

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Santos Adilio Moran Sandoval
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-31-12

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76 White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Santos Adilio Moran Sandoval	OWNER	16112000900
(NAME)	(NAME)	
385 Ash Grove Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MARIE MCCORMACK, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANTOS ADILIO MORAN SANDOVAL AND WIFE, SERVANDA VALDEZ MORAN**, 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. 153 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County, and described as follows:

Said Lot No. 153 fronts 93.95 feet on the southerly side of Ash Grove Drive and runs back 299.53 feet on the westerly line and 331.11 feet on the easterly line which is a broken line, to a dead line in the rear on which it measures 35 feet.

This is the same description as in previous deed of record.

Being the same property conveyed to Lloyd McCormack and wife, Marie McCormack by deed from Wendell Cooper and wife, Thelma M. Cooper of record in Book 3505, Page 61, Register's Office, Davidson County, Tennessee. The said Lloyd McCormack now being deceased.

This conveyance is subject to all matters on plan of record in Book 2663, Page 125, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 385 Ash Grove Drive, Nashville, TN 37211

(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 10th day of August, 2010.

Marie McCormack

Marie McCormack

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marie McCormack the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at White House, Tennessee this 10th day of August, 2010.



Notary Public

Commission expires:

5-8-12