WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120004204 DEEDWARR
Recvd: 01/18/12 13:51 2 pgs
Fees:13.00 Taxes:492.10
20120118-0004942

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Lorena Mondragon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2012.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON ST.
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George T. McVay	Guaranty Trust Company	05202027900
(NAME)	(NAME)	
583 Neely's Bend Road	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(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, Lorena Mondragon and Francisco Velazco Cruz, Wife and Husband,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George T. McVay and Pil K. McVay, Husband and Wife, 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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee being Lot No. 7 of Block "A" on the Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description of said property. Included in above description but excluded therefrom is a certain strip of land described in Right-of-Way Deed to Davidson County, State of Tennessee, of record in Book 1784, Page 307, said Register's Office described as a strip of land from Station 40/78 to Station 41/28, average width 4 feet, extending 25 feet on left of center line.

Being the same property conveyed by Warranty Deed on June 9, 2011 to Lorena Mondragon, a married woman, from Reyes Construction, Inc., of record in Instrument No. 20110610-0044672, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE IN FAVOR OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, OF RECORD IN BOOK 5166, PAGE 841, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO THE PLAN OF THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION OF RECORD IN PLAT BOOK 1130, PAGE 85, SAID REGISTER'S OFFICE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS, BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON; SUBJECT TO RIGHT-OF-WAY DEED IN FAVOR OF DAVIDSON COUNTY, TENNESSEE, ITS SUCCESSORS AND/OR ASSIGNS, OF RECORD IN BOOK 1784, PAGE 307, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 583 Neely's Bend Road, Madison, TN 37115
(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 our hands this 12th day of January, 2012.

Lorena Mondragon
Lorena Mondragon

Francisco Velazco Cruz
Francisco Velazco Cruz

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of January, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lorena Mondragon and Francisco Velazco Cruz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

* husband

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115