BILL GARRETT, Davidson County
Trans:T20120010346 DEEDWARR
Recvd: 02/10/12 12:54 3 pgs
Fees:18.00 Taxes:240.50
20120210-0012067

265

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
	Lori D. Halloran, Lender	
Lidia Villarreal	P.O. Box 50813	Map 118-04
2213 Gladstone Avenue	Nashville, TN 37205	Parcel 43.00
Nashville, TN 37210		

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties and no title examination was performed

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lori D. Halloran, married (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Lidia Villarreal (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot No. 114 in Corine Place, a plan of which is of record in Book No. 332, Page 1, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 50 feet on the south side of Gladstone Avenue and extends back between parallel lines to an alley.

Being part of the same property conveyed to Lori Halloran by Quitclaim Deed from James Michael Halloran of record in Instrument 20081023-0106181, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2213 Gladstone Avenue, Nashville, Tennessee 37210.

1. Taxes for the year 2012 and subsequent years for Davidson County, Tennessee.

2. Plat of Corine Place of record in Book 332, page 1, Register's Office for Davidson County, Tennessee and all matters shown therein.

3. The above captioned real property is not the Grantor's residence and her husband does not reside in the property.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $65,000.00.
(
(
(
(Subscribed and sworn to before me
(this 9th day of Feb, 2012.
(
(
(
(My Commission Expires:
(

Lidia Villarreal
Affiant

Notary Public

ROBERT JOHN TESTANI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of Feb, 2012.

Lori D. Halloran
LORI D. HALLORAN

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 6th day of February, in the year 2012, before me Robert J. Notestine, personally appeared Lori D. Halloran, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to this instrument, and acknowledged that they executed it.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013