BILL GARRETT, Davidson County
Trans:T20120085371 DEEDWARR
Recvd: 11/08/12 08:54 2 pgs
Fees:13.00 Taxes:81.40

20121108-0103066

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1296**

WARRANTY DEED

THIS INDENTURE, made and entered into this **10/25/2012**, by and between **Larry I Hatcher, an unmarried individual**, parties of the first part, and **Delma J Thompson, an unmarried individual and Jizel A Carrasco, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 69 on the Plan of Bordeaux Hills, Section 4 of record in Plat Book 3600, Page 49, in the Register's Office of Davidson County, Tennessee, described as follows:

Said Lot No. 69 fronts 60 feet on the westerly side of Mexico Drive and extends back 171.65 feet on the northerly line and 179.75 feet on the southerly line to a broken line in the rear, measuring 61.43 feet thereon.

Being the same property conveyed to Larry I Hatcher by deed from The Bank of New York Mellon fka The Bank of New York as successor to JPMorgan Chase Bank, N.A. as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-RP2 as Instrument No. 20101213-0099235, said Register's Office.

Yolanda M Hatcher joins to convey any and all rights

This conveyance is made subject to: any and all existing easements and restrictions of record

Parcel ID # **88-8-243**

☒ Improved OR

☐ Unimproved property located at: **3229 Mexico Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Larry I Hatcher

Yolanda M Hatcher

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Larry I Hatcher** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed. *Yolanda M Hatcher

Witness my hand and Notarial Seal this 25th day of October, 2012..

Notary Public

My Commission Expires: 7/6/15

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Owner's Name: **Delma J Thompson and Jizel A Carrasco**

and Address: **3229 Mexico Drive, Nashville, TN 37218**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Delma J Thompson
235 Bell Rd
Nashville TN
37217

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$22,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 25th day of October, 2012..

Notary Public

My Commission Expires: 7/6/15