BILL GARRETT, Davidson County
Trans:T20120094879 DEEDWARR
Recvd: 12/12/12 09:23 2 pgs
Fees:13.00 Taxes:414.40

20121212-0114337

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Sonda M Leonard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2012.

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sonda M. Leonard	NEW OWNER	Parcel ID:
2409 Cabin Hill Rd.		10808004600
Nashville, TN 37214		

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, we

Olivia Cedeno, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sonda M. Leonard , unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Larchwood, Section Two, as of record in Book 5200, Page 57, 58, and 59, as resubdivided in Plat Book 5200, Page 207 and 208, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Olivia Cedeno by deed from Federal National Mortgage Association, of record in Instrument 20101129-0094641, dated November 24, 2010, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5479, Page 443; Book 5681, Page 696; Book 6011, Page 130, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 5200, Page 57, 58, and 59, as resubdivided in Plat Book 5200, Page 207 and 208, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3304 White Pine Dr., Nashville, TN 37214

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 December, 2012.

Olivia Cedeno

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2012.

My Commission Expires: 9/9/14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.