WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130033820 DEEDWARR
Recvd: 04/25/13 08:37 2 pgs
Fees:13.00 Taxes:573.50

20130425-0040919

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of **April, 2013**

Notary Public

MY COMMISSION EXPIRES: 7-22-14
(AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cesar Torres and Migdalia C. Torres	WestSTAR Mortgage	12814009900
(NAME)	(NAME)	
7989 Sawyer Brown Road	3350 Commission Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Woodbridge, VA. 22192	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Deborah S. Lively, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Cesar Torres and Migdalia C. Torres, 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section I, Stacy Square, of record in Book 3842, page 134, Register's Office for said County.

Said Lot No. 7 fronts 99.00 feet on the northwesterly margin of Sawyer Brown Road and extends back 135.1 feet on the northeasterly line and 122.0 feet on the southwesterly line to a dead line in the rear, measuring 76.51 feet thereon.

Being the same property conveyed to Deborah S. Lively by deed from Brett Henney dated September 2, 2010 of record in Instrument No. 20100908-0071560, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 7989 Sawyer Brown Road, Nashville, TN 37221

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, has 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 **19th** day of **April, 2013**

Deborah S. Lively

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Deborah S. Lively**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **19th** day of **April, 2013**

Notary Public

My commission expires: 12-10-16

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY