BILL GARRETT, Davidson County
Trans:T20130066242 DEEDWARR
Recvd: 08/02/13 10:38 2 pgs
Fees:13.00 Taxes:325.60

20130802-0080813

WARRANTY DEED

26187

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF JULY, 2013.

(Affix Seal) Notary Public

My Commission Expires: 4/8/17

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jorge Flores Rodriguez and Lenis Amaya Sosa		Map/Parcel
3014 Harlin Drive	Same	119 13 0 037.00
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARTY MELVIN SULLIVAN AND LORI ANN SULLIVAN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto JORGE FLORES RODRIGUEZ and LENIS AMAYA SOSA, as tenants in common with the right of survivorship, hereinafter called the GRANTEES, their heirs and assigns, that 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. 19 on the Map of an Addition to and Revision of certain lots of the H.G. McNabb Subdivision, as of record in Book 1130, page 79, Register's Office for said County.

Said Lot No. 19 fronts 75 feet on the east side of Harlin Drive and runs back between lines 176.8 feet on the north line and 178.5 feet on the south line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Marty Melvin Sullivan, unmarried and Lori Ann Sullivan, Unmarried by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20091012-0094520, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 119 13 0 037.00.

b. All matters appearing on the Plan of An Addition to and a Revision of Lots Nos 93, 94, 95, 96, 97 of the H. G. McNabb Subdivision , of record in Plat Book 1130, page 79, Register's Office for Davidson County, Tennessee.

c. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4242, page 38, Register's Office for Davidson County, Tennessee.

d. Any and all visible easements lying on and across the property.

This is IMPROVED property known as 3014 Harlin Drive, Nashville, Tennessee 37211

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, 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 31st day of July, 2013:

Marty Melvin Sullivan

Marty Melvin Sullivan

Lori Ann Sullivan

Lori Ann Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Marty Melvin Sullivan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2013:

Notary Public

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 4/8/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lori Ann Sullivan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2013:

Notary Public

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 4/8/17