13-4797

WHEN RECORDED RETURN TO:
Trustland Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130107048 DEEDWARR
Recvd: 12/26/13 13:51 2 pgs
Fees:13.00 Taxes:414.40
20131226-0129975

STATE OF TENNESSEE
NOTARY PUBLIC
2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Sherri R. Coates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherri R. Coates	Farmington Financial Group. LLC	Map 61-10
(NAME) 1015 Horseshoe Drive	(NAME) 2002 Richard Jones Rd. #300A	Parcel 193
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **YVONNE RENEE O'CONNOR, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERRI R. COATES, SINGLE WOMAN,** 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 parts of Lot Nos. 79 and 80 on the Plan of the Maplewood Home Tract, as of record in Book 421, Pages 174, Register's Office for Davidson County, Tennessee, Being Lot No. 53 on the Map of Locust Grove, not of record, described according to a survey made by Anderson and Gee, Surveyors, January 22, 1946, as follows:

Beginning on the southerly margin of Horseshoe Drive 438 feet, more or less, west of the westerly margin of Burrus Street, being the corner of Lot Nos. 53 and 54; thence with the southerly margin of said Drive, westwardly 60 feet to the corner of Lot Nos. 52 and 53; thence with the line between said two lots, southwardly 175 feet to the common corner of Lot Nos. 44, 45, 52 and 53; thence with the line between Lot Nos. 44 and 53; eastwardly 60 feet to the common corner of Lot Nos. 43, 44, 53 and 54; thence with the line between Lot Nos. 53 and 54, northwardly 175 feet to the beginning.

Bein the same property conveyed to Yvonne Renee O'Connor by Warranty Deed from Anne S. Smith, unmarried, which deed is dated March 30, 2001 and recorded as Instrument No. 20010403-0032326 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; and (b) all matters appearing on the plan of record in Book 421, page 174, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1015 Horseshoe Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 19th day of December, 2013.

Yyvonne Renee O'Connor

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 Yyvonne Renee O'Connor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015