BILL GARRETT, Davidson County
Trans: T20130107996 DEEDWARR
Recvd: 12/31/13 11:05 2 pgs
Fees: 13.00 Taxes: 1599.33
20131231-0131157

WARRANTY DEED

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of December, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Marco L Davila and Rebeca Palacio	New Owner	103-12-0-037.00
(NAME)	(NAME)	
4205 Aberdeen Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	, ,	
(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, **Robyn A. Davis, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Marco L Davila and Rebeca Palacio, 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, described as follows:

TRACT I: Being the rear part of Lot No. 54, Block "I", Cherokee Park, 3rd Section, as of record in Book 843, pages 2 and 3, described as follows: Beginning at a point in the Northerly line of Lot No. 54 at the common corner of Lots 57 and 58; thence with the line between Lots 54 and 58 in a Southeasterly direction 75.88 feet to a utility post; thence with the line between Lots 53 and 54 in a Westerly direction 75.88 feet to a point; thence in a Northerly direction 60 feet to the point of beginning.

TRACT II: Being Lot No. 58 of Block "I" on the map of Cherokee Park 3rd Section, of record in Book 843, pages 2 and 3, said Lot No. 58 fronts 60 feet on the South Side of Aberdeen Road and runs back between lines, 132.67 feet on the Westerly line and 187.62 feet on the Easterly line, to a dead line on which it measures 79.99 feet.

BEING the same property conveyed to Robyn A. Davis, an unmarried woman by Warranty Deed from Charles A. McFarland, and wife, Pamela E. McFarland dated September 27, 2006, of record in Instrument No. 20060928-0119985, Register's Office for 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 4205 Aberdeen Road, Nashville, TN 37205

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 **27th** day of **December, 2013**

Robyn A. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Robyn A. Davis**, 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 **27th** day of **December, 2013**

Notary Public

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My commission expires: 12-10-16