BILL GARRETT, Davidson County
Trans:T20140028302 DEEDWARR
Recvd: 04/25/14 10:12 2 pgs
Fees:13.00 Taxes:37.00

20140425-0034874

WARRANTY DEED

SANDY BALENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 4-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Enrique Romero Garcia	Enrique Romero Garcia	81-7/420.00
(NAME)	(NAME)	
1713 Underwood St.	1713 Underwood St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, WE, Ronald B. Webb, Sr., and Wife, Anna Marie Webb, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Enrique Romero Garcia and Suzanne Keeton Romero, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 19 on the Plan of Cephas Woodard Subdivision of Lots Nos. 5 and 6 of the Thomas Woodard Property as of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the easterly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Ronald B. Webb, Sr., and Wife, Anna Marie Webb by Warranty Deed dated November 4, 1991, from A. O. Duty, of record in Book 8479, Page 369, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF CEPHAS WOODARD SUBDIVISION OF LOTS NOS. 5 AND 6 OF THE THOMAS WOODARD PROPERTY OF RECORD IN PLAT BOOK 161, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS NAMED HEREIN****

unimproved ☐

This is improved ☑ property, known as 1910 Cephas St., Nashville, TN 37208
(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 our hands this 24th day of April, 2014.

Ronald B Webb Sr.

Anna Marie Webb

STATE OF TENNESSEE

COUNTY OF DAVIDSON

**Husband and Wife

On this 24th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald B Webb Sr. and Anna Marie Webb**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

