BILL GARRETT, Davidson County
Trans:T20140031603 DEEDWARR
Recvd: 05/07/14 12:37 3 pgs
Fees:18.00 Taxes:462.50

20140507-0039007

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires April 20, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00
Tara Sanders
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of April, 2014
Notary Public
MY COMMISSION EXPIRES: 4/20/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adriana Francisco Osorio	~~Same~~ Same	026-01-0-142.00
(NAME)	(NAME)	
~~132 East Ave~~ ←	6015 Woodview Ct	
(ADDRESS)	(ADDRESS)	
~~Goodlettsville, TN 37072~~ ←	Greenbrier, TN 37073	
(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/WE, **Tara L Sanders f/k/a Tara L. Latham, a now married woman joined by her spouse, Jereme Sanders**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Adriana Francisco Osorio, unmarried**, 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:

See Attached Exhibit "A"

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 ☑ property, known as 132 East Ave, Goodlettsville, TN 37072

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 **25th** day of **April, 2014**

Tara L Sanders

Jereme Sanders

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Tara L Sanders and Jereme Sanders**, 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/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **25th** day of **April, 2014**

Notary Public

My commission expires: 4/20/15

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires April 20, 2015

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Delle Land Surveying Company, Inc.
408 Nesbitt Lane ~ Madison, Tennessee 37115
Phone 865-4242 ~ Fax 865-2714
eMail~Delleland@comcast.net

Deed Description
132 East Avenue

Beginning at an iron rod in the easterly right of way of East Avenue, said point being the southwestern corner of the herein described tract and the northwestern corner of the Morris Greer property as described in Instrument 20081201-0116332 RODC, being North 18 degrees 19 minutes 40 seconds West, 150.00 feet from the northeast corner of the intersection of Drake St. and East Ave.

Thence, with said right of way North 18 degrees 19 minutes 40 seconds West, 50.00 feet to an iron rod at the southeast corner of the Jerry Anderson property as described in Instrument 20090406-0030982 RODC;

Thence, leaving said right of way, with Anderson's south line, North 75 degrees 42 minutes 12 seconds East, 150.00 feet to an iron rod.

Thence, South 18 degrees 19 minutes 40 seconds East, 50.00 feet to an iron rod in the north line of Greer,

Thence, with Greer's north line, South 75 degrees 42 minutes 12 seconds East, 150.00 feet to the point of beginning and containing 7481 square feet or 0.172 acres.

Being the same property conveyed to Tara L. Sanders, a married woman, by Quitclaim Deed dated 10/13/10, of record @ Inst # 20101206-0096883, Registers office of Davidson County, TN.

(B)