Return To: 14-0252
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140042739 DEEDWARR
Recvd: 06/17/14 11:25 2 pgs
Fees: 13.00 Taxes: 462.50
20140617-0052688

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES 3-7-16

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$440,000.00~~ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of June, 2014

Notary Public

MY COMMISSION EXPIRES: 3-7-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2742 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Godinez	Community Trust Bank	096 14 0 026.00
(NAME)	(NAME)	
2842 Twin Lawn Dr	1800 Hudson Lane Ste 2A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Monroe LA 71201	
(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, **Todd Tate**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah Godinez, 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:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Twin Lawn Subdivision, as shown by plat of record in Plat Book 2331, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

FURTHER being the same property conveyed to Todd Tate by Quitclaim Deed dated January 31, 2014 from Ronda A. Cook, unmarried and filed of record in Instrument No. 20140210-0011317, Register's Office for Davidson County, Tennessee. Said property previously conveyed to Ronda A. Cook, unmarried by Warranty Deed dated October 1, 2013 from Craig W. Gibson, and filed of record on October 4, 2013 in Instrument No. 20131004-0104772, Register's Office for Davidson County, Tennessee.

This property was investment property and was never the primary residence of the grantor.

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 2842 Twin Lawn Dr, Nashville, TN 37214

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 10 day of June, 2014.

Todd Tate

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Todd Tate**, 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 10 day of June, 2014.

ROBBIN TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 9 2017

Notary Public

My commission expires: _____