BILL GARRETT, Davidson County
Trans:T20140075371 DEEDWARR
Recvd: 10/06/14 13:42 2 pgs
Fees:13.00 Taxes:277.50
20141006-0092420

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$75,000.00
|Affiant

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 29th DAY OF September, 2014.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5/8/18
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Silvia Perez 3145 East Lake Drive Nashville, TN 37214	SILVIA PEREZ 3145 EAST LAKE DR NASHVILLE TN 37214	108-08-206.00

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, we,

Marie J. Millor now known as Marie J. Millor Jenkins, and husband, Sylvester Jenkins

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Silvia Perez, a married 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:

Being a portion of Lot No. 71 on the Plan of East Lake Subdivision, Section 3 as of record in Book 5800, Page 151, said Register's Office and being described according to a survey by McConnell Engineering, dated March 3, 1983, as follows:

Being the northerly on-half of Lot No. 71 which is referred to as Parcel 206 (erroneously referred to as Parcel 172 in the previous Deed) on the Plat of record in Book 5800, Page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marie J. Millor by Deed from Goldome, FSB, a Federal Mutual Savings Bank dated May 29, 1987 of record in Book 7254, Page 357, Register's Office for Davidson County, Tennessee. The said Marie J. Millor has since married and is now known as Marie J. Millor Jenkins. Sylvester Jenkins joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5800, Page 151, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 5689, Page 686 and Book 5761, Page 355, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3145 East Lake Drive, Nashville, TN 37214**
(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(s) this 29th day of September, 2014.

Marie J. Millor Jenkins

Sylvester Jenkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marie J. Millor Jenkins and Sylvester Jenkins, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

Return to:
Main Street Title
3054 Lakeshore Drive
Old Hickory, TN 37138

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076