BILL GARRETT, Davidson County
Trans:T20140093020 DEEDWARR
Recvd: 12/12/14 09:56 2 pgs
Fees:13.00 Taxes:703.00
20141212-0113822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$0.00~~ $190,000.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2014.

Notary Public

My commission expires: 4/3/16

KAYLA E. LOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RACHEL TUCKER MCKENDREE TUCKER, IVMCKENDREE TUCKER III	**NEW OWNER**	**13301025200**
517 ELGIN ST		
NASHVILLE, TN 37211		

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 ACKNOWLEDGE, WE,

ROSA H. HERNANDEZ AND ZORO GONZALEZ, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RACHEL TUCKER and MCKENDREE TUCKER, IV, WIFE AND HUSBAND, and MCKENDREE TUCKER III, A MARRIED MAN.

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. 168 on the Map of Sunrise Heights, Second Plan, of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.

BEING THE SAME PROPERTY CONVEYED TO ROSA H. HERNANDEZ, UNMARRIED, BY WARRANTY DEED FROM SARAH S. SOMERBY, TRUSTEE OF THE SARAH S. SOMERBY REVOCABLE LIVING TRUST DATED JULY 26, 1995, DATED 05/31/2012 AND RECORDED ON 06/04/2002 IN INSTRUMENT NUMBER 20020604-0067668, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ZORO GONZALZ SIGNS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL HIS RIGHTS AND INTRERST, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 517 ELGIN ST, NASHVILLE, TN 37211.

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 in 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/our hand(s) this 5th day of December, 2014.

ROSA H. HERNANDEZ

ZORO GONZALEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROSA H. HERNANDEZ **AND ZORO GONZALEZ** the within named Grantor(s), with whom I am personally acquainted (or 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 5th day of December, 2014.

Notary Public

My Commission Expires: 1/26/16

