**NEW OWNER:**

TINA SOLANO
905 Creekwood Court
Brentwood, TN 37027

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-1369

**Map & Parcel 09206034500**

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140097049 DEEDWARR
Recvd: 12/30/14 08:53 3 pgs
Fees:18.00 Taxes:148.00
20141230-0118669

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty Thousand and 00/100 Dollars ($40,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GREG DUGDALE, TRUSTEE** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **TINA SOLANO**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, and being known and designated as all of Lot No. 24 on the Map of L.C. Thuss' Subdivision of part of the Barrow Lands, as shown on the plat of the same of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being generally described as follows: Said Lot No. 24 fronts 40 feet on the easterly side of 29th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed unto GREG DUGDALE, TRUSTEE, by virtue of a Special Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), dated October 17, 2005, and recorded in Instrument No. 20051031-0131308, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **702 29TH AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 547, Page 102, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

This property is being conveyed "AS IS", with all faults, if any.

Grantor is a licensed real estate broker acting in his own best interest.

PROPERTY TAXES for the current year shall be paid by Grantor.

WITNESS MY SIGNATURE hereto this 23rd day of December, 2014.

GREG DUGDALE, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GREG DUGDALE, TRUSTEE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of December, 2014.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

**********

The actual consideration or value, whichever is greater, for this transfer is **$40,000.00** .

AFFIANT

Sworn to and subscribed to before me this 23rd day of December, 2014.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018