Davidson County DEEDWARR
Recvd: 01/20/15 09:13 2 pgs
Fees:13.00 Taxes:247.90
20150120-0005204

WARRANTY DEED

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert Gaines unmarried and Claudine G. McCathern unmarried as tenants in common with rights of Survivorship	~~Robert Gaines and Claudine G. McCathern.~~ New Owner	059 10 0 265.00
(NAME)	(NAME)	
826 Charlie Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Sixty-Seven Thousand And No/100 Dollars ($67,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cereasa J. Horner, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Gaines unmarried and Claudine G. McCathern unmarried as tenants in common with rights of Survivorship**, 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. 13-A, on the Plan of Zone Lot Division of Lots 9-13, Haynes Manor, Section 7, of record in Book 6250, Page 292, as amended in Book 6900, Page 207, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Cereasa J. Horner, single woman by Warranty Deed from Henrietta Porter, unmarried dated March 31, 2008 and recorded April 3, 2008 as Instrument 20080403-0033602 in the said Register's Office for Davidson, Tennessee.

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 826 Charlie Place, Nashville, TN 37207

File Number: MTJ-142443

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 15th day of January, 2015

Cereasa Horner

Cereasa J. Horner

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF Tarrant

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Cereasa J. Horner, a single womanthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~8th~~ 15th of January, 2015.

Notary Public

My Commission Expires: Oct. 2, 2018

(SEAL)

ERIC GALVEZ
Notary Public, State of Texas
My Commission Expires
October 02, 2018

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018