Bk 29

BILL GARRETT, Davidson County
Trans:T20150028310 DEEDWARR
Recvd: 04/15/15 13:43 2 pgs
Fees:13.00 Taxes:616.05
20150415-0033352

WARRANTY DEED

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Francisco Barriga Pedraza	NEW OWNER	Parcel ID:
2507 Pennington Bend Road	2507 Pennington Bend Rd.	05200000400
Nashville, TN 37214	Nashville, TN 37214	

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

Virginia Whittaker Sawyer, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Francisco Barriga Pedraza , unmarried, and Jorge Barriga-Barriga, married, as tenants in common**
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:

****with right of survivorship**

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Robert Young's Farm, as of record in Book 421, Page 140, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, October 5, 1950, as follows:

Beginning at a point on the northerly margin of Wood Dale Beach Drive or Pennington Bend Road, 287 feet in a westerly direction from the west boundary of an 80-foot lot formerly sold and transferred to Elza L. Jones and wife, Ruby Jones, by deed from R. L. Peacher, of record in Book 1851, page 328, said Register's Office; thence 100 feet in a westerly direction along the northerly margin of said drive or road to a stake; thence north 44 degrees east 275 feet to a stake; thence south 60 degrees and 5' east and parallel to the said drive or road, 100 feet to a stake, which point being 214 feet west of the westerly boundary of the said Jones lot; thence south 44 degrees west 275 feet to the point of beginning, fronting 100 feet on the northerly margin of Wood Dale Beach Drive or Pennington Bend Road, and running back between parallel lines, north 44 degrees east, a distance of 300 feet as measured from the center line of said drive or road.

Being the same property conveyed to Murray B. Sawyer and wife, Virginia Whittaker Sawyer by deed from R.L. Peacher and wife, Anita L. Peacher, of record in Book 2295, Page 519, said Register's Office, dated August 16, 1954. The said Murray B. Sawyer died January 28, 1986, and title vested in Virginia Whittaker Sawyer as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 140, said Register's Office; (3) 25 Foot Roadway Easement in Book 186, Page 559, said Register's Office; (4) Access Easement of record in Book 674, Page 687, said Register's Office.

Virginia Whittaker Sawyer and Virginia W. Sawyer being one and the same person.

The signature of Virginia Whittaker Sawyer aka Virginia W. Sawyer is signed by her duly appointed Attorneys-in-Fact, Lindsay Martin Sawyer and Cheryl A. Moore, pursuant to the Power of Attorney of record in Instrument 20150415-0033351, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2507 Pennington Bend Road, 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, 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 this 13th day of April, 2015.

VIRGINIA WHITTAKER SAWYER By Lindsay Martin Sawyer ATT. IN-FACT

Virginia Whittaker Sawyer
By: Lindsay Martin Sawyer, as
Attorney-in-Fact

and,

Virginia Whittaker Sawyer by Cheryl A Moore Atty-in-Fact

Virginia Whittaker Sawyer
By: Cheryl A. Moore, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Lindsay Martin Sawyer and Cheryl A. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument on behalf of Virginia Whittaker Sawyer as her Attorney in Fact as the free act and deed of the within named Virginia Whittaker Sawyer.

Witness my hand and official seal at Nashville, Tennessee, the 13th day of April, 2015.

My Commission Expires: 7-2-18

Notary Public

