Davidson County	DEEDWARR
Recvd: 05/01/15 08:21	3 pgs
Fees:18.00 Taxes:469.90	
20150501-0039091	

WARRANTY DEED

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $127,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF APRIL, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-18-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 105 Glen Oak Blvd, Suite 101, Hendersonville, TN 37075
file # 15-1128H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Francisca C. Guzman	Franklin American Mortgage Company	12006002500
1323 Saturn Dr.	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37217	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Steven E. Douglas, Administrator of THE ESTATE OF PATSY LORRAINE ROBINSON DOUGLAS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FRANCISCA C. GUZMAN, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 148 on the Plan of Stardust Acres of record in Plat Book 1424, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except property described in Book 3536, Page 125

Being a part of Lot No. 148 on the Map of Stardust Acres as of Record in Book 1424, page 92, Register's office for Davidson County, Tennessee.

Beginning at a point in the southerly corner of said Lot No. 148 and runs with the west boundary line of said lot northerly 148 feet to a point; thence North 64 degrees East, 80 feet to a point in the east boundary line of said lot No. 148; thence with said boundary line southerly 174 feet to the point of beginning,

Being a portion of the same property conveyed to Paul E. Douglas and wife, Lorraine R. Douglas by Warranty deed from Beltran G. Thornhill and wife, Etta H. Thornhill of record in Book 2599, page 326 Register's Office for Davidson County , Tennessee, dated October 24, 1956 and recorded on October 24, 1956.
Paul E. Douglas and wife, Lorraine R. Douglas conveyed a portion of the property to the State of Tennessee at Book 3536, Page 125, dated April 22, 1963 and recoded on May 01, 1963.

Being the same property conveyed to Lorraine R. Douglas by Quitclaim deed from Paul E. Douglas of record in Book 5258, page 515 Register's Office for Davidson County , Tennessee, dated February 2, 1978 and recorded on March 2, 1978. Patsy Lorraine Robinson Douglas, being one and the same as Lorraine R. Douglas having since died on February 8, 2014 as filed in the Circuit Court of Davidson County, Tennessee as Docket No: 14P899.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

Easement of record in Book 3463, Page 198, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to State of Tennessee for the use and benefit of the Department of Highways and Public Works of record in Book 3536, Page 125, in the Register's Office for Davidson County, Tennessee.

This is property known as 1323 Saturn Dr., Nashville, TN 37217

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 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 hand on the 28th day of April, 2015.

The Estate of Patsy Lorraine Robinson Douglas

Steven E. Douglas Administrator

By: Steven E. Douglas, Administrator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Steven E. Douglas, Administrator of THE ESTATE OF PATSY LORRAINE ROBINSON DOUGLAS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of April, 2015.

Ruth M. Foran

Notary Public

My Commission Expires:12/20/2015

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

File #: 15-1128H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

105 Glen Oak Blvd, Suite 101

Hendersonville, TN 37075

Return To: 15002507
Allegiance Title of TN, LLC

278 Doug Warpoole Road

#218

Smyrna, TN 37167

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

