Davidson County DEEDWARR
Recvd: 05/13/15 09:14 3 pgs
Fees:18.00 Taxes:425.50
20150513-0043712

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 10/14/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Marco Hernandez, A Single Man	Marco Hernandez	041 16 0 026.00
(NAME) 1140 Bellshire Dr.	(NAME) 1140 Bellshire Dr	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifteen Thousand And No/100 Dollars ($115,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marjorie E. Wilson, A Single Woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marco Hernandez, A Single 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. 141 on the Plan of Section V, Bellshire Estates, as shown on plat of record in Plat Book 2133, Page 114, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Tuckahoe Drive, said point being the common corner of lots 140,141 & 142; thence with the line between Lots 141 & 142 southwardly 127.5 feet to the North margin of Bellshire Drive; thence with the north margin of said Bellshire Drive westwardly 111.8 feet to the beginning of a curve to the right; thence around said curve which has a radius of 25 feet northwestardly 38.1 feet to the margin of Tuckahoe Drive; thence with the East margin of said Tuckahoe Drive northwardly 169.2 feet to the point of beginning.

Being the same property conveyed to Marjorie E. Wilson, a single woman by Warranty Deed from Gregory S. Nash, and wife, Denise Nash dated July 21, 2005 and recorded August 5, 2005 as Instrument No. 20050805-0092265, in said Register's Office for Davidson County, Tennessee.

File Number: CLA-151852

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 1140 Bellshire Dr., Nashville, TN 37207

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 7th day of May, 2015.

Marjorie E. Wilson

Marjorie E. Wilson

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Marjorie E. Wilsonthe 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 7th of May, 2015.

Notary Public

My Commission Expires:

(SEAL)

FLORINE JOHNSON
Commission # 2041783
Notary Public - California
Los Angeles County
My Comm. Expires Sep 28, 2017

File Number: CLA-151852

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

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