BILL GARRETT, Davidson County
Trans: T20150051097 DEEDWARR
Recvd: 06/25/15 13:05 2 pgs
Fees: 13.00 Taxes: 703.00
20150625-0061249

WARRANTY DEED

KPG15-3318

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me this 15th DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/21/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas R. Torres	NEW OWNER	
3318 Dumas Dr	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		133-03-0-161.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICIA SEVLYN BLAIR, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICHOLAS R. TORRES, UNMARRIED, AND EMILY BIGING, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 159 on the Plan of Glencoe Acres, Section II of record in Plat Book 1835, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia Sevlyn Blair, a single person by Warranty deed from Scott Duncan Jenkins and James Harold Jenkins of record in Instrument No. 20050818-0098476 Register's Office for Davidson County, Tennessee, dated August 16, 2005 and recorded on August 18, 2005.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1835, Page 136, Book 2088, Page 534 and amended by Book 2105, page 633, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3318 Dumas Dr, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of June, 2015.

Patricia Sevlyn Blair

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of June, 2015, before me personally appeared Patricia Sevlyn Blair, a single person to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of June, 2015.

Notary Public

My Commission Expires: 2/24/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066