WARRANTY DEED

BILL GARRETT, Davidson County

Trans: T20150073101 DEEDWARR
Recvd: 08/28/15 08:28 2 pgs
Fees: 13.00 Taxes: 1073.00

20150828-0087151

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017

(AFFIX SEAL)

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David A. Lazo Blanco	New Owner	174-00-0-223-00
(NAME)	(NAME)	
5737 Cane Ridge Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Carol Whitfield and Gayle Whitfield, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David A. Lazo Blanco and Sulma Evelin Lopez De Lazo, husband and wife, 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. 1 on the Plan of Crabtree Subdivision of record in Plat at Instrument No. 20050517-0055750, 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 Gayle Whitfield and Carol Whitfield, as tenants in common by Quitclaim Deed from Heirs of Hollis H. Crabtree, Elaine Johnson, individually and as Executrix of the Will of Hollis H. Crabtree and Linda McCoy of record in Instrument No. 20080402-0033423, Register's Office for Davidson County, Tennessee, dated March 13, 2008, and recorded on April 02, 2008, also being the same property conveyed to Gayle Whitfield and Carol Whitfield, as tenants in common, by Warranty Deed from Frances Crabtree, of record in Instrument No. 20080402-0033422, Register's Office for Davidson County, Tennessee, dated March 18, 2008 and recorded on April 02, 2008.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 5737 Cane Ridge Road, Antioch, TN 37013

(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 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 our hands this 26th day of August, 2015.

Carol Whitfield

Gayle Whitfield

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 26th day of August, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carol Whitfield and Gayle Whitfield**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-20-19

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067