File Box 8

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

BILL GARRETT, Davidson County
Trans:T20150074471 DEEDWARR
Recvd: 09/01/15 14:24 2 pgs
Fees:13.00 Taxes:851.00
20150901-0088828

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eduardo T. Gonzalez | **FARMINGTON MORTGAGE** | 147-05-0 |
| (NAME) | (NAME) | (MAP) |
| 309 Garrett Dr. | **2002 RICHARD JONES RD. STE 300A** | 071.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37211 | **NASHVILLE, TN 37215** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, I/we, Anna Michelle Pancake, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Eduardo T. Gonzalez and Alejandra Corina Gonzalez, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Section One (Revised), Caldwell Hall of record in Plat Book 2900, Page 57, 58-59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 149 fronts 80 feet on the southerly margin of Garrett Drive and extends back 202 feet on the easterly line and 200.7 fee on the westerly line to a broken line in the rear measuring 88.4 feet thereon.

Being the same property conveyed to Cecil W. Coke and wife, Sally M. Coke by Warranty deed from Gaines and Gaines Construction Company, inc. of record in Book 3177, page 121, Register's Office for Davidson County, Tennessee, dated January 6, 1961 and recorded on January 9, 1961. The said Sally M. Coke died April 20, 1990, leaving Cecil W. Coke as tenant by the entirety. The said Cecil W. Coke died January 5, 2015, having probated his Last Will and Testament in Docket Number. 15P200, in the Probate Court for Davidson County, Tennessee, devising said property to his son Charles Minor Coke. Charles Minor predeceased his father on _____, title vesting into Anna Michelle Pancake by operation of Tennessee law. Also see Affidavit of Heirship of record in Instrument Number 20150728-0074026, in said Register's Office; and further

Being the same property conveyed to Anna Michelle Pancake by Quitclaim deed from Anne Michelle Pancake, as Personal Representative of the Estate of Cecil W. Coke of record in Instrument No. 20150728-0074027 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 28, 2015.

This property has not been the primary residence of the Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 309 Garrett Dr., Nashville, Tennessee 37211

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/our hand(s) this 31st day of August, 2015.

Anna Michelle Pancake

Anna Michelle Pancake

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anna Michelle Pancake with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of August, 2015.

Jennifer D. Stacey

Notary Public

My Commission Expires: 9/20/17

