WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2015.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wendi Welch Warren	SAME AS NEW OWNER	07214000500
(NAME)	(NAME)	
200 Vineyard Way		
(ADDRESS)	(ADDRESS)	
Lebanon , TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150078253 DEEDWARR
Recvd: 09/15/15 10:39 2 pgs
Fees:13.00 Taxes:610.50
20150915-0093440

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Raul Torres Hernandez, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WENDI WELCH WARREN, HEREINAFTER CALLED THE GRANTEE, HER 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 part of Lot No. 6 on the Plan of E. T. Brown's Subdivision of part of Lot No. 1 of the Cahal Property, of record in Book 332, Page 84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Cahal Avenue at a point 36.7 feet westerly from the corner of Lots Nos. 6 and 7; thence northwardly and parallel with the line between Lots Nos. 6 and 7, 97 feet; thence westwardly and parallel with the northerly margin of Cahal Avenue, 23.8 feet to the easterly margin of an alley; thence with said alley, southerly 102.3 feet to the northerly margin of Cahal Avenue; thence easterly along the northerly margin of Cahal Avenue, 56.3 feet to the point of beginning.

Being the same property conveyed to Raul Torres Hernandez by Warranty Deed from Suzette Johnson and husband, David Johnson, which deed is dated November 20, 2009 and recorded as Instrument No. 20091124-0108073 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF E. T. BROWN'S SUBDIVISION OF PART OF LOT NO. 1 OF THE CAHAL PROPERTY OF RECORD IN BOOK 332, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO THE RIGHTS-OF-WAY OF CAHAL AVENUE AND AN ALLEY.

unimproved ☐

This is improved ☑ property, known as 1109 Cahal Avenue, Nashville, TN 37206

(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 this 14th day of September, 2015.

Raul Torres Hernandez

STATE OF TENNESSEE

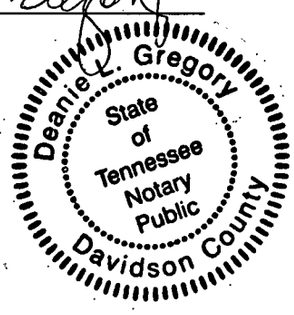
COUNTY OF Davidson

On this 14th day of September, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Raul Torres Hernandez**, 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 he executed the same as his free act and deed.

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

My Commission Expires:
January 09, 2018

Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115