WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/15 12:11 2 pgs
Fees:13.00 Taxes:353.35
20151202-0121512

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arnetta E. Allen	~~To Be Agreed Upon~~ Arnetta E. Allen	10808015700
(NAME)	(NAME)	
3142 E Lake Drive	3142 E Lake Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, we, **Samantha Sanchez and Michael Sanchez**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Arnetta E. Allen**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

All that certain tract or parcel of land located in Rutherford County, State of Tennessee, described as follows, to-wit:Being Lot No. 24B, Zone Lot Division of Lots 22-28 and 68-73, East Lake Subdivision a of record in Plat Book 5200, Page 342, as amended in Plat Book 5800, Page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samantha Eldridge and Michael Sanchez by Warranty Deed dated 05/12/2008 from Jay Wilfong, an unmarried man of record in Instrument 20080519-0051002, Register's Office for Davidson County, Tennessee. The said Samantha Eldridge and Michael Sanchez having since married. Samantha Eldridge is now know as and one and the same as Samantha Sanchez.

This conveyance is subject to: Real Property Taxes for the year 2016 and subsequent years, a lien not yet due and payable; All matters as set forth per Book 5200, Page 342, and Book 5800, Page 151; Restrictions of record in Book 5761, Page 355; Declaration of Restrictive Covenants of record in Book 6005, Page 147; Driveway Agreement Easement of record in Book 7103, Page 37, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3142 E Lake Drive, Nashville, TN 37214
(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/or 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/or 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 30th day of November, 2015.

Samantha Sanchez

Samantha Sanchez

Michael Sanchez

State of Tennessee
County of Wilson

Personally appeared before me Samantha Sanchez and Michael Sanchez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2015.

Notary Public

My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Crystal Sarti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY