BILL GARRETT, Davidson County
Trans:T20150110623 DEEDWARR
Recvd: 12/31/15 15:37 2 pgs
Fees:13.00 Taxes:360.75
20151231-0131739

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$97,~~500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2015.

Notary Public

My commission expires: 7-3-17

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Jim A. Attar<br>Nazila Attar | | |
| 527 Park Court | New Owners | 162-01-0E-014.00-CO |
| Nashville, TN 37211-6199 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GLORIA D. PROCTOR, DEVISEE OF THE ESTATE OF LAWANA S. YRIARTE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIM A. ATTAR AND NAZILA ATTAR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 14 on the Plan of Park Court, R-10 Residential P.U.D. of record in Plat Book 6900, Page 967, 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 Lawana S. Yriarte, a single woman and Audrey M. Gay, a single woman, as joint tenants with right of survivorship and not as tenants in common by Warranty deed from Lawana S. Yriarte, a single woman of record in Instrument No. 20040412-0040647 Register's Office for Davidson County, Tennessee, dated April 01, 2004 and recorded on April 12, 2004.

Audrey Mae Gay, having died October 22, 2013 vest property in Lawana S. Yriarte as tenant with the right of survivorship.

Lawana Sue Yriarte having died January 15, 2015, Estate being filed in the Davidson County Probate Court Clerks Office, Docket No. 15P401.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 527 Park Court, Nashville, TN 37211-6199.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of December, 2015.

**The Estate of Lawana S. Yriarte**
**Gloria D. Proctor, Executor**

**Gloria D. Proctor, Executor**

**Gloria D. Proctor, Devisee of the Estate of Lawana S. Yriarte**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gloria D. Proctor, Executor for The Estate of Lawana S. Yriarte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of December, 2015.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gloria D. Proctor, Devisee for The Estate of Lawana S. Yriarte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of December, 2015.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017