# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/16 14:27 3 pgs
Fees:18.00 Taxes:1480.00
20160223-0017246

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$400,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 17th day of February, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Mary Elizabeth Oropeza | New Owner | 118-01-0-222.00 |
| 1017 Halcyon Avenue | | |
| Nashville, TN 37204 | , | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Estate of Sarah Mae Harris**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mary Elizabeth Oropeza and husband, Luis Oropeza**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, Being Lot No. 35 on the plan of L.G. Noel's Idle Wild Subdivision, as of record in Book 161, Page 120, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 35 fronts 50 feet on the southerly margin of Halcyon Avenue, and runs back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to Luther J. T. Harris and wife, Sarah Mae Harris by Warranty Deed from Lurah P. Jones, unmarried dated October 18, 1965, of record in Book 3950, Page 487, Register's Office for Davidson County, Tennessee. Said Luther J. T. Harris having since died on June 21, 1998 leaving Sarah Mae Harris as the surviving tenant. Said Sarah Mae Harris having since died on December 16, 2015 having left a Last Will & Testament as found in the Davidson County Probate Court Division in Case # 16P135. Said Sarah Mae Harris leaving said property to her son, Allen Satterfield.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 120, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 716, Page 763, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 716, Page 763, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1015 Halcyon Avenue, Nashville, TN 37204**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 17, 2016.

**The Estate of Sarah Mae Harris**

**By: Allen Satterfield, Executor**

**Allen Satterfield, Heir**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Allen Satterfield, Executor for the Estate of Sarah Mae Harris, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 17, 2016

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Allen Satterfield, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 17, 2016

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE