WARRANTY DEED

GAIL L. FARLEY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$106,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2016

Notary Public

MY COMMISSION EXPIRES Aug 17, 2017

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: Cynthia Latimer	**SEND TAX BILLS TO:** Cynthia Latimer	**MAP-PARCEL NUMBERS**
(NAME) 5083 SADDLEVIEW DR	(NAME) 5083 SADDLEVIEW DR	133-07-0-168.00
(ADDRESS) FRANKLIN TN 37067	(ADDRESS) FRANKLIN TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Judy Robinson, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cynthia Latimer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The property is described as follows:
Land in Davidson County, Tennessee, being Lot No. 95 on the plan of Glencoe Acres, Section 1, of record in Book 1835, page 137, Register's office for said County.
Said Lot No. 95 fronts 93.0 feet on the southeasterly margin of Mimosa Drive and extends back 188.2 feet on the southwesterly line and 192.2 feet on the northeasterly line to a dead line in the rear, measuring 80.0 feet thereon.
Being a part of the same property conveyed to Judy Robinson by Agreed Order from the Estate of Dewey McDonald, filed for record 02/26/2007 in Instrument No. 20070226-0023429, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3375 Mimosa Dr, Nashville, TN 37211**
(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 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.

BILL GARRETT, Davidson County
Trans:T20160027682 DEEDWARR
Recvd: 04/05/16 14:40 2 pgs
Fees:13.00 Taxes:392.20
20160405-0032678

Witness my/our hand(s) this **31st day of March, 2016.**

Judy Robinson

Judy Robinson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Judy Robinson** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand at office on **31st day of March, 2016.**

Gail L. Farley

Notary Public. My Commission Expires: May 17, 2017

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY