Bk 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045619 DEEDWARR
Recvd: 05/31/16 13:43 3 pgs
Fees:18.00 Taxes:647.50
20160531-0054474

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00.

Amy Kathryn Gilmore
Affiant

Subscribed and sworn to me on May 27, 2016.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29342CD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cesar H. Jimenez-Larrea and Rosa M. Jimenez 744 Greymont Drive Nashville, TN 37217		120-05-0-092.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Amy Kathryn Gilmore, individually and as Executrix of the Estate of Paula S. Gilmore, Gregory Byron Gilmore; Susan Claire Gilmore and Shannon Gilmore daughter of Joseph Paul Gilmore, deceased, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Cesar H. Jimenez-Larrea and Rosa M. Jimenez, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Glencliff Estates, Section Two, of record in Plat Book 1130, Page 77, Register's Office for said County, to which reference is made for a more complete description.

Included in the above description, but expressly Excluded therefrom is that portion of the property granted to Metropolitan Government of Nashville and Davidson County by Consent Judgment, recorded November 23, 1970, of record in Book 4462, Page 156, said Register's Office.

Being the same property conveyed by Warranty Deed from Georgia B. Smith to Paula S. Gilmore, as recorded on the 2nd day of February, 2006 in Instrument No. 20060202-0012918 in the Register's Office of Davidson County, Tennessee. The said Paula S. Gilmore having since died. The last Will and Testament of Paula Sue Gilmore, being one and the same person as Paula S. Gilmore, being of record as part of Probate Docket #16P-497, in the Probate Clerk's Office for said County, devised the subject property to Amy Kathryn Gilmore, Gregory Byron Gilmore; Susan Claire Gilmore and Shannon Gilmore.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENCLIFF ESTATES, SECTION TWO, as recorded in Plat Book 1130, Page(s) 77 and 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20070314-0030868.
5. Consent Judgment recorded in Book 4462, Page 156.

This property is also known as improved property located at 744 Greymont Drive, Nashville, TN 37217.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my/our hand(s) this 27th day of May, 2016.

Estate of Paula S. Gilmore

BY: Amy Kathryn Gilmore, Executrix
Amy Kathryn Gilmore, individually
and as Executrix

Gregory Byron Gilmore
Gregory Byron Gilmore

Susan Claire Gilmore
Susan Claire Gilmore

Shannon Gilmore
Shannon Gilmore

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 27, 2016, before me personally appeared Amy Kathryn Gilmore, individually and as Executrix for the Estate of Paula S. Gilmore to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 27, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-1-2017

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 26th, 2016, before me personally appeared Gregory Byron Gilmore, me known (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 official seal on May 26th, 2016.

My Commission Expires: 1-9-18

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Robertson

On May 24, 2016, before me personally appeared Susan Claire Gilmore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 24, 2016.

NOTARY PUBLIC

My Commission Expires: 11-21-2017

CAMILLA N STEINMETZER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ HAMILTON

On May 25th, 2016, before me personally appeared Shannon Gilmore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 25, 2016.

NOTARY PUBLIC

My Commission Expires:

DENNIS K. LOPACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

MY COMMISSION EXPIRES
APRIL 23 2019