WARRANTY DEED

RETURN TO:
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

x Rachel S Vanns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2016.

Deanie R. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel S Vanns	Regions Bank d/b/a Regions Mortgage	05208002900
(NAME)	(NAME)	
540 Pueblo Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Celia Bolarte by and through her Attorney in Fact, Sonia Casler, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rachel S. Vanns and Orry V Vanns, Wife and Husband, HEREINAFTER CALLED THE GRANTEE, 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 and described as follows to wit:

Being Lot 43 on the Plan of Sec. I, Sequoia Valley, of record in Book 3700, Page 81, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Leonidas Bolarte and wife, Celia Bolarte from Standish H. Cowley and wife, Linda H. Cowley by Warranty Deed dated August 6, 1970 of record in Book 4436, Page 985, Register's Office for Davidson County, Tennessee. The said Leonidas Bolarte having since died on May 10, 2015.

****Power of Attorney executed by Celia Bolarte to Sonia Casler is being recorded simultaneously herewith in Instrument No. 20160531-0054499, Register's Office for Davidson County, Tennessee.**

****THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SEC. 1, SEQUOIA VALLEY OF RECORD IN BOOK 3700, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.**

BILL GARRETT, Davidson County
Trans:T20160045649 DEEDWARR
Recvd: 05/31/16 13:55 2 pgs
Fees:13.00 Taxes:536.50
20160531-0054500

unimproved ☐

This is improved ☑ property, known as 540 Pueblo Drive, Madison, TN 37115
(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, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hand this 26th day of May, 2016.

Celia Bolarte by Sonia Casler Attorney in Fact

Celia Bolarte by Sonia Casler, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Sonia Casler, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Celia Bolarte, acting as that person's agent and attorney in fact, and the said Sonia Casler acknowledged that she executed the foregoing instrument as agent and attorney in fact for Celia Bolarte for the purposes therein contained.

WITNESS my hand and seal, this 26th day of May, 2016.

My Commission Expires:
1-9-18

Deanie L. Gregory
Notary Public, Deanie Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

