BILL GARRETT, Davidson County
Trans:T20160076918 DEEDWARR
Recvd: 09/01/16 15:24 2 pgs
Fees:13.00 Taxes:684.50
20160901-0092246

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $185,000.00 Affiant Subscribed and sworn to before me, this 26th day of August, 2016. Notary Public My commission expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ileana Sanchez	**New Owner**	**Map/Parcel: 119-11-0-156.00**
2704 Glenmont Court		
Nashville, TN 37210		

FOR AND IN 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 ACKNOWLEDGE, WE,

Felipe Mandujano, single

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

Ileana Sanchez

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:

Land in Davidson County, Tennessee, being part of Lot No. 10 on the plan of Thompson Lane Park, as of record in Book 2331, page 138, in the said Register's Office, described as follows:

BEGINNING at a point in the easterly margin of Interstate Highway No. 24, said point being in the common line of Lots 9 and 10, said point being north 66 55'east, 25.50 feet for the original corner of said Lots: thence N. 23 west 142.12 feet with said Highway right-of-way to a point in the common line of Lots Nos. 10 and 11 to a point, said point being a common corner of Lots Nos. 10 and 11 and 12; thence easterly 70.0 feet with the common line of Lots Nos. 10 and 12 to a point, said point being a common corner of Lots Nos. 8, 10 and 12; thence southerly 140.0 feet with the common line between Lots Nos. 8 and 10 to a point, said point being a common corner of Lots Nos. 8, 9 and 10; thence S. 66 55' W., 200.50 feet with the common line between Lots Nos. 9 and 10 to a point of beginning, containing 0.82 acres, more or less

Being the same property conveyed to Felipe Mandujano, single, by Warranty Deed, from Martha H. McClendon and Cliff A. McClendon, Trustees under the Martha H. McClendon Living Trust dated August 17, 1999, dated July 17, 2015, of record in Instrument No. 20150720-0070593, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2331, Page 138, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2548, Page 299, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 4121, Page 586, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2704 Glenmont Court, Nashville, TN 37210.

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 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.

Witness my/our hand(s) this ~~17th~~ 26th day of August, 2016.

Felipe ~~Mandujano~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Felipe Mandujano, single, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this ~~17th~~ 26th day of August, 2016.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **160505JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027