BILL GARRETT, Davidson County
Trans:T20160077148 DEEDWARR
Recvd: 09/02/16 10:22 2 pgs
Fees:13.00 Taxes:925.00
20160902-0092493

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 100
Brentwood, TN 37027
16-1278

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2016

Notary Public
Commission Expires: _____

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Liliana Perez Edgar Sanchez 624 Larkin Springs Road Nashville, TN 37115	New owner	052-07-0-026.00 & 027.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Davy B. Connell and Amy Connell, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Liliana Perez, an unmarried woman, and Edgar Sanchez, an unmarried man,

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:

Tract 1 (Parcel 052-07-0-027.00):
Land in Davidson County, Tennessee, being the southerly portion of Lot No. 32. Block "A" on the plan of Home Acres (Revised) by Blanchard and Parrish Engineers, and more fully described according to an August 29, 1979, Survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows:

Beginning at a point on the westerly margin of Larkin Springs Rand located northwardly 275.0 feet, more or less, from the northerly margin of Neely's Bend Road, said point also being the common corner of Lots Nos. 1 and 32 of said subdivision; thence, with the line between Lot No. 32 and Lots Nos. 1, 2, 3, and 4, northwestwardly 335.0 feet, more or less, to the southeasterly corner of Lot No. 10; thence with the line between Lots Nos. 10 and 32, northwardly 76.0 feet to the common rear corner of Lots Nos. 32 and 31; thence, with the line between said Lots, eastwardly 114.5 feet to a point; thence, with a new line, southeastwardly 213.0 feet to a point on the westerly margin of Larkin Springs Road; thence, with said margin, southwardly 142.6 feet to the point of beginning.

Tract 2 (Parcel 052-07-0-026.00):
Being the northerly portion of Lot No. 32. Block "A", on the Plan of Home Acres (Revised) by Blanchard and Parrish Engineers, and more specifically described as follows:

Beginning at a point in the westerly margin of Larkin Springs Road, said point being the northeasterly corner of a tract conveyed to Maurice Early, et ux, of record in Book 5500, Page 228 Register's Office for Davidson County, Tennessee, and said point being northwardly 417.60 feet, more or less from the northerly margin of Neely's Bend Road, thence northwestwardly 213.0 feet to a point in the line between Lot 31 and Lot 32; thence with the line of Lot 31, eastwardly 209.5 feet to a point in the westerly margin of Larkin Springs Road, thence with said margin of Larkin Springs Road southwardly 45 feet to the point of beginning,

BEING the same property conveyed to Davy B. Connell, by Warranty Deed from Kevin B. Bledsoe, unmarried, dated 3/25/14 and recorded 3/31/14 in Instrument No. 20140331-0025963, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 624 Larkin Springs Road, Nashville, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of August, 2016.

Davy B. Connell

Amy Connell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Davy B. Connell and Amy Connell, husband and wife,
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 and official seal at Brentwood, Tennessee this 31st day of August, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/24/17