Davidson County DEEDWARR
Recvd: 01/03/17 15:52 3 pgs
Fees:18.00 Taxes:629.00
20170103-0000588

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2672TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00.

Charity Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of December, 2016.

Carrie Ann Porter
Notary Public

Commission Expiration: 9-22-2020

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Joy Ruth S. Matanguihan 4481 Frost St. Nashville, TN 37214	SAME AS NEW OWNER.	062 02 0B 096.00

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, WE, **Marilou Inocalla, a married woman**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joy Ruth S. Matanguihan, unmarried** 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:

Property known as 4481 Frost St. Nashville, TN 37214, County of Davidson to wit:

Land in Davidson County, Tennessee, being all of Lot No. 25 on the Plan of First Amendment Abbington Park, Phase One, Section Three, of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marilou Inocalla, a married woman by deed from Gregory M Pask and wife, Heather Pask f/k/a Heather L/ Bayliss dated 4/15/2013 filed and recorded 4/18/2013 of record as Instrument No. 20130418-0038803, said Register's Office.

Said property was used for investment purposes and was not the residence of Marilou Inocalla.

Tax Map and Parcel ID is as follows 062 02 0B 096.00

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.

This is improved property known as: 4481 Frost St., Nashville, TN 37214

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.

Witness my hand this 23rd day of December, 2016.

Marilou Inocalla

Marilou Inocalla

(EJ)
STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ ~~Sullivan~~ Washington
(EJ) (EJ)

On this 23rd day of December, 2016, before me personally appeared **Marilou Inocalla, a married woman**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 23rd day of December, 2016.

Eddie Johnson

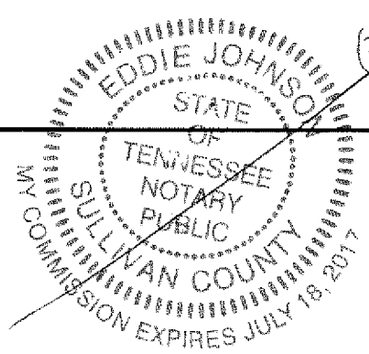
Notary Public

Commission Expiration:

~~July 18, 2017~~

June 30, 2020





(EJ)

True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

