BILL GARRETT, Davidson County
Trans:T20170013100 DEEDWARR
Recvd: 02/13/17 13:44 2 pgs
Fees:13.00 Taxes:333.00
20170213-0014855

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2017.

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lawrence Tyner Nancy Tyner 141 Oak Park Drive Nashville, TN 37207	New Owner	080-08-0-122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jose Javier Villasenor and Maria del Rosario Villasenor, Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lawrence Tyner and Nancy Tyner, husband and wife**, 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:

A certain tract or parcel situated in Davidson County, Tennessee, and further described as follows, to-wit:

Being Lot No. 295 on the Plan of Bordeaux Hills, Section Two, as of record in Book 3600, page 7, as amended in Book 3671, page 19, Register's Office for Davidson County, Tennessee, and further described as follows, to-wit:

Beginning at a point in the northeasterly margin of Holland Lane at the corner of Lots Nos. 295 and 296; thence with the line between said lots, northeasterly 117.15 feet to a point; thence northwesterly 58.81 feet to a point which is 1.25 feet southeasterly from the original corner of Lots Nos. 294 and 295; thence southwesterly 120.83 feet to a point in the margin of Holland Lane; thence southeasterly 58.75 feet to the point of beginning.

Being the same property conveyed to Jose Javier Villasenor by Special Warranty Deed from Deutsche Bank Trust Company America, as Trustee for the Holders of the Dover Mortgage Capital Corporation, Grantor Trust Certificate Series 2004-A, dated January 18, 2012, recorded January 31, 2012, of record in Instrument No. 20120131-0008705, Register's Office for Davidson County, Tennessee.

Maria del Rosario Villasenor, joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: 3218 Holland Lane, Nashville, TN 37218

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of February, 2017.

X _____
Jose Javier Villasenor

X _____
Maria del Rosario Villasenor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jose Javier Villasenor** and **Maria del Rosario Villasenor**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of February, 2017.

_____
Notary Public
My Commission expires: 2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020