Warranty Deed

BILL GARRETT, Davidson County Trans:T20170030503 DEEDWARR Recvd: 04/11/17 11:30 2 pgs Fees:13.00 Taxes:688.20 20170411-0035332	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $186,000.00. Affiant Subscribed and sworn to before me, this the 7th day of April, 2017. Notary Public My commission expires:

DANIEL DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Javier Garcia	Javier Garcia	
1525 Norvel Ave.	1214 Dell Rose Dr	072-04-0-177.00
Nashville, TN 37216	Bell Buckle, TN 37020	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REGINA O'CONNELL, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAVIER GARCIA, MARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 5 and that part of the Westerly 11 feet 6 inches of Lot No. 6 lying immediately in the rear of Lot 5 of Block "A" on the Plan of Inglewood Terrace, as of record in Plat Book 1130, Page 1, Register's Office for said Davidson County.

Said Lot No. 5 and that part of Lot No. 6 front together 80 feet on the Northeasterly side of Little Avenue, now Norvell Avenue and run back between parallel lines, along the Northwesterly margin of Golf Street 148 feet 6 inches to a dead line, save and except a small triangle taken from the Southwesterly corner of said lot for the curve of Golf Street into Little Avenue, now Norvell Avenue.

Being the same property conveyed to Regina O'Connell, unmarried by Warranty Deed from Vincent A. Mammarelli and wife, Agatha E. Mammarelli of record in Instrument No. 20040525-0061229, Register's Office for Davidson County, Tennessee, dated May 18, 2004 and recorded on May 25, 2004, as corrected by Scriveners Affidavit recorded on April 24, 2014 in Instrument No. 20140424-0034693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1525 Norvel Ave., Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of April, 2017.

Regina O'Connell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Regina O'Connell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of April, 2017.

Notary Public

My Commission Expires: 7.3.17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017