WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Jose G Cortes Coronado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jose G. Cortes Coronado	Pinnacle Bank	161-4-108
(NAME)	(NAME)	
395 Strasser Drive	270 E. Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170826

For and 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, HELEN C. ODDONE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JOSE G. CORTES CORONADO, 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. :

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Tusculum Fields, of record in Book 2330, page 16, Register's Office for said County.

Said Lot No. 28 fronts 74 feet on the southerly margin of Strasser Drive and extends back 167.7 feet on the easterly side and 152.3 feet on the westerly line to a dead line in the rear, measuring 81.3 feet thereon.

Being the same property conveyed to Francis Anthony Oddone and wife, Helen C. Oddone by deed from Evon D. Blaylock, now Evon D. Blaylock Johns and husband, Hascal Johns, dated November 30, 1976, of record in Book 5093, page 930, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Helen C. Oddone by deed from Francis Anthony Oddone, dated April 27, 1993, of record in Book 8957, page 443, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 2330, page 16, Register's Office for said County; and (b) Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6288, page 561, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 395 Strasser Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170036413 DEEDWARR
Recvd: 05/01/17 11:32 2 pgs
Fees:13.00 Taxes:573.50
20170501-0042436

Witness my hand this 28th day of April, 2017

Helen C. Oddone

Helen C. Oddone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Helen C. Oddone, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of April, 2017.

Notary Public
My Commission Expires:

