Davidson County DEEDWARR Recvd: 06/20/17 13:36 3 pgs Fees:18.00 Taxes:1258.00 **20170620-0061991**	State of Tennessee County of WILSON The actual consideration or value, whichever is greater, for this transfer is **$340,000.00.** Affiant Subscribed and sworn to before me, this the 15th day of June, 2017. Notary Public My commission expires: 9/4/19 (AFFIX SEAL)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nelson Suarez and Sarah L. Suarez	**NEW OWNER**	**141-14-O-A-034.00 CO**
7600 River Fork Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
PATRICK LARKIN AND ANA A. LARKIN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
NELSON SUAREZ AND SARAH L. SUAREZ, 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Revised Plan of Hanover Park of Sheffield, a Planned Unit Development, as of record in Book 9700, pages 154, 155, and 156, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to PATRICK LARKIN AND ANA A. LARKIN, by deed from STEPHEN L. ORTIZ AND WIFE, DIANE M. CULLEN N/K/A DIANE M. ORTIZ, of record in Instrument No. 20141218-0115855, dated December 17, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 7600 River Fork Drive, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 15th day of June, 2017.

Patrick Larkin By Ana A. Larkin his atty in fact

PATRICK LARKIN
BY: ANA A. LARKIN, HIS ATTORNEY IN FACT

Ana A Larkin

ANA A. LARKIN

State of Tennessee)
County of Davidson)

On this 15th day of June, 2017 before me personally appeared ANA B. LARKIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Notary Public

My Commission Expires: 8.20.2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

On this 15th day of June, 2017, before me personally appeared, ANA B. LARKIN, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of PATRICK LARKIN, and who acknowledged that she executed the same as the free act and deed of PATRICK LARKIN.

Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

