Davidson County DEEDWARR
Recvd: 07/10/17 15:15 2 pgs
Fees:13.00 Taxes:814.00
20170710-0069286

WARRANTY DEED

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$220,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of July, 2017

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Caprice Palmer	SAME	133-01-0-208.00
2916 Western Hills Drive		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Manuel L. Sierra and Christy Sierra**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Caprice Palmer and Deborah Campbell, joint tenants with rights of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 40 feet of Lot No. 429 and all of Lot No. 430 on the Map of Sunrise Heights, Second Addition, of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said part of Lot No. 429 and all of Lot No. 430 front together 90 feet on the easterly side of Crescent street and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Manuel L. Sierra from J.M. Jett by Warranty Deed on April 25, 2005, of record in Instrument Number 20050428-0047241, Register's Office for Davidson County, Tennessee.

The said Christy Sierra hereby joins in this conveyance to convey any and all interest that she may have in said property, particularly any marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee.

This is improved property known as: **520 Elgin Street, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 6, 2017.

Manuel Sierra
Manuel L. Sierra

Christy Sierra
Christy Sierra

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Manuel L. Sierra and Christy Sierra** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 6, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.