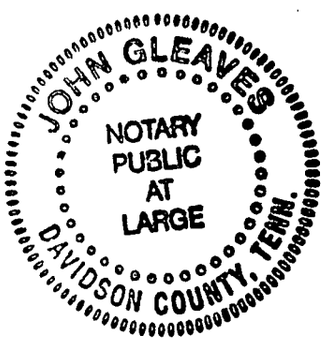
Bill Garrett Davidson County
Batch# 497 DEEDWARR
09/13/2017 10:10:49 AM 2 pgs
Fees: $13.00 Taxes: $2,849.00
20170913-0093475



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $770,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of September, 2017.

Notary Public

My commission expires: 3-6-18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Linard Patrick McCabe and Vicki McCabe	Linard Patrick McCabe and Vicki McCabe	083-14-0-042.00
128 S 17th Street	128 S 17th Street	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Carl Manchaca, married, and Cirby Manchaca, unmarried, and and Carli Manchaca, unmarried, and Celbi Manchaca, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Linard P. McCabe and wife, Vicki McCabe

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly 50 feet of Lots Nos. part of Lots 31, 32, and 33 on the Plan of the Subdivision of The Lindsley Chadwell Tract of record in Plat Book 2, Page 24, in the Chancery Court at Davidson County, Tennessee.

Said part of Lots Nos. 31, 32 and 33 from together 50 feet on the Westerly side of South 17th Street and extend back between parallel lines with the Northerly margin of Russell Street 150 feet to the Easterly line of Lot No. 34 on said plan.

Being the same property conveyed to Carl Manchaca, married, and Cirby Manchaca, unmarried, and Carli Manchaca, unmarried, and Celbi Manchaca, unmarried by Warranty deed from Steven G. Hall and wife, Dana C. Crawford of record in Instrument No. 20141014-0094501 Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-VRES-17-128

SP 11/2015

This is improved property known as **128 S 17th Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of September, 2017.

Carl Manchaca by Carli Manchaca
Attorney-in-fact
Carl Manchaca by Carli Manchaca,
Attorney-in-Fact

Cirby Manchaca by Carli Manchaca
Attorney-in-fact
Cirby Manchaca by Carli Manchaca,
Attorney-in-Fact

Celbi Manchaca by Carli Manchaca
Attorney-in-fact
Celbi Manchaca by Carli Manchaca,
Attorney-in-Fact

Carli Manchaca
Carli Manchaca

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Carli Manchaca, individually and as attorney in fact for Carl Manchaca, Cirby Manchaca, and Celbi Manchaca, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, individually and as the free act and deed of the said Carl Manchaca, Cirby Manchaca, and Celbi Manchaca.

Witness my hand and official seal this 8th day of September, 2017.

Notary Public
My Commission Expires: 05/01/2021

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 10170247

SP 11/2015