This instrument prepared by ~~& return to:~~ Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 17-HER-17910

WARRANTY DEED

THIS INDENTURE made and entered into this 31 day of October, 2017, by and between Shonda Marie York, and husband Eric V. Lindahl, party of the first part, and Angela C. Pacheco, unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the easterly triangular part of Lot No. 47 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for said County, described as follows:

Beginning at an iron pin in the north margin of Woodmont Boulevard, 126 feet east of the center line of Brown's Creek; thence north 17 deg. east 448.6 feet to an iron pipe in the south line of the Old Glendale Carline right-of-way, now abandoned; thence south 2 deg. 57' west along the line between Lots Nos. 47 and 48, 439.8 feet to an iron pin in the north margin of Woodmont Boulevard; thence with the margin of said Boulevard north 84 deg. 23' west 109 feet to the point of beginning.

Being all or part of the same property conveyed to Shonda Marie York by virtue of that certain Warranty Deed dated April 8, 2005, and being of record at Instrument No. 20050412-0040405 in the Register's Office of Davidson County, Tennessee.

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, except for restrictions of record at Plat Book 1130, Page 2, Instrument No. 20060427-0048166, and Book 7934, Page 91 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Bill Garrett Davidson County
Batch# 21168 **DEEDWARR**
11/02/2017 10:54:20 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00



20171102-0112515

Shonda Marie York

Eric V. Lindahl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Shonda Marie York and Eric V. Lindahl, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2017.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/10/18

Property Owner & Address: Angela C Pacheco
910 Woodmont Blvd
Nashville, TN 37204

Tax Parcel No 11810007800

Property Address: 910 Woodmont Blvd
Nashville, TN 37204

MAIL TAX
BILLS TO: new owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $600,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2017.

Notary Public

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7.5.2021