WARRANTY DEED

Bill Garrett Davidson County
Batch# 22890 DEEDWARR
11/06/2017 03:24:57 PM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20171106-0114103

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Amanda Lyon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 7-16-18 (AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shannon P. Cuenca Rodel Cuenca	Guaranteed Rate, Inc.	082080240000
(NAME)	(NAME)	
724 Hart Ave.	4410 N. Ravenswood Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Chicago, IL 60640	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Olivia Sullivan F/K/A Olivia L. Folmar,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shannon P. Cuenca and Rodel Cuenca,** Wife and husband 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. 27 on the plan of Subdivision of J.W. McFerrin's 6 1/4 acres East Nashville, as shown by plat of record in Plat Book 57, Page 129, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Olivia L. Folmer (correct spelling should have been Folmar), unmarried, by Warranty Deed from Kevin Gootee, Beverly Gootee, Michael Moniz and Erin Gootee Moniz, of record in Instrument No. 20120829-0077799, Register's Office for Davidson County, Tennessee. The said Olivia L. Folmer N/K/A Olivia Sullivan.

This conveyance is subject to any and all existing restrictions and easements of record.

Dustin Sullivan joins in this conveyance, with the consent of the grantor spouse, for the purposes of waiving homestead and/or other marital rights that may be granted to a spouse by law in the the property.

unimproved ☐

This is improved ☑ property, known as 724 Hart Ave., Nashville, TN 37206
(House Number) (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 we do covenant with the said GRANTEES that we 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 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 GRANTEES, their 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 hands this 31st day of October, 2017.

Olivia Sullivan

Dustin Sullivan

State of Tennessee
County of Williamson

Personally appeared before me Olivia Sullivanand Dustin Sullivan with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: _____

File No.: 12606

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018