Bill Garrett Davidson County
Batch# 24530 DEEDWARR
11/09/2017 02:54:30 PM 2 pgs
Fees: $13.00 Taxes: $366.30
20171109-0115706

WARRANTY DEED

HALE 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, **$99,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 9th day of November, 2017

Notary Public
My Commission expires: 7/18/19
(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:
Damaris Villalva Cruz	SAME	011-00-0-215.00
2929 Greer Road		
Goodlettsville, TN 37072		

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, **Diana S. Finley**, a marreid person, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Damaris Villalva Cruz**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Beginning at an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, page 305, RODCT, the northeast corner of this tract and continuing with westerly margin of Greer Road, as follows: S 13°57'45" W, 193.69 feet; thence with a curve to the left, having a radius of 775.00 Feet, an arc distance of 70.45 feet, and a chord bearing and distance of S 11°21'30" W, 70.42 feet; thence, S 08°45'15" W, 91.29 feet to an iron pin (new), in the westerly margin of Greer Road; thence with a new line, N 76°14'58" W, 808.05 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to Byron J. Thrasher, having a deed reference in Deed Book 4910, page 554, RODCT; thence with the boundary of said tract of land which belongs to Byron J. Thrasher, as follows: N 78°35'42" E, 186.62 feet to an iron pin (new); thence N 32°08'11" E, 290.50 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Byron J. Thrasher, the southwest corner of said Lot 2, of the Patricia Wood Lots; thence, S 76°14'58" E, 537.33 feet, to the point of beginning, containing 5.00 acres, as surveyed by Steve Artz, Tennessee License No, 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 NOrth, Springfield, Tennessee 37172, dated June 8, 2016.

Being the same property conveyed to Diana S. Finley, a married person, by deed from Roger Dale Wood, a single person, and Patricia Darlene Wood, a single person, on November 7, 2016, of record in Instrument Number 20161110-0119352, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **2929 Greer Road, Goodlettsville, TN 37072**

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 November 9, 2017.

Diana S. Finley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Diana S. Finley** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 9, 2017

My commission expires 7/8/19

Notary Public

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

Notary's Signature

My commission expires: 5-3-2021

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