Bk 29

Bill Garrett Davidson County
Batch# 69035 DEEDWARRSP
03/14/2018 01:38:36 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20180314-0024149

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLEY UPON INFORMATION PROVIDED BY THE PARTIES HERETO AND WITHOUT BENEFIT OF A TITLE EXAMINATION. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 07004004500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Michael Cothern, a married man,** does hereby bargain, sell, transfer and convey unto **Geraldine Gurdian and Juan Hernandez, husband and wife, and Amapola Manzanares** their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 other similar statute.

Property address: 2425 Whites Creek Pike, Nashville, TN 37207

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Geraldine Guardian, Juan Hernandez and Amapola Manzanares , their heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the same Grantor has executed this deed the date noted by Notary.

Michael Cothern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Cothern, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 9th day of March, 2018.

Notary Public

My Commission Expires:

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2018.

Notary Public

My Commission Expires:

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 6, 2020

****

NAME NEW OWNER(S)
Geraldine Gurdian et al
1224 Sioux Terrace
Madison, TN 37115

SEND TAX BILLS TO:
Michael Cothern

****

EXHIBIT "A" GF#: 21066

Legal Description

BEING the southeasterly half of Lot No. 23 and all of No. 24 ont he Map of Haynie's Cleveland Plan, of record in Book 161, page 35, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 23 and Lot No. 24 adjoin and front together on the northeast side of Whites Creek Pike and run back between lines 150 feete on the northwesterly side and 153 feet on the southeasterly side to a dead line, measuring 60 feet thereon.

BEING the same property conveyed to Michael Cothern by Warranty Deed from Jean E. Claybrooks, dated Spril 16, 2008, and filed at Instrument No. 20080421-0040407, said Register's Office.