Bill Garrett Davidson County
Batch# 124063 DEEDWARR
08/02/2018 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20180802-0075823

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31ST~~ 1st DAY OF ~~JULY~~, 2018.
August

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren K. Anderson	NEW OWNER	094-01-0-141.00
(NAME)	(NAME)	
1109 Lenore Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Gretel C. Garcia, Trustee of The Gretel C. Garcia Living Trust u/a/d April 10, 2017,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lauren K. Anderson and Lindsey Anderson, joint tenants**, hereinafter called the GRANTEE(S), his/her/their 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. 72, on the plan of the Subdivision of Lot No.3, N.H. Hobson's Lands, as of record in Plat Book 421, Page 78, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Gretel C. Garcia Living Trust, Gretel C. Garcia, Trustee by Quit Claim Deed dated 05/25/2017 from Gretel Garcia, an unmarried woman of record in Instrument 201705300053097, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat at Book 421, Page 78, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1109 Lenore Street, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 July, 2018.

The Gretel C. Garcia Living Trust u/a/d April 10, 2017

By: _____
Gretel C. Garcia, Trustee, Trustee

BRADLEY J. CRANSTON
Commission # GG 177698
Expires March 22, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

State of FLORIDA
County of MANATEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gretel C. Garcia with whom I am personally acquainted and who proved herself to be the Trustee of The Gretel C. Gracia Living Trust, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2018.

_____
Notary Public: BRADLEY J. CRANSTON
My Commission Expires: 03/22/2022

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

