31159-5

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 130748 DEEDWARR
08/20/2018 08:58:09 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180820-0082029

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2018.

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Delmira D. Cardona Flores	**"New Owner"**	**120-090-012.00**
518 McDonald Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Joseph T. Whitley, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Delmira D. Cardona Flores, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 410 on the Plan of Glengarry Park, Section Four, of record in Plat Book 2900, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Joseph T. Whitley and wife, Phyllis Whitley, by Deed from Vernon M. Whaley and wife, Elizabeth N. Whaley, of record in Book 6656, Page 981, Register's Office for Davidson County, Tennessee. The said Phyllis Whitley conveyed said property to Joseph T. Whitley by Quitclaim Deed dated November 10, 1987 of record in Book 7447, page 153, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Plat Book 2900, Page 72, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Restrictive Covenants contained in instrument of record in Book 2743, Page 231 and Book 3031, Page 42, Register's Office for Davidson County, Tennessee. The restrictions have expired, but there is a perpetual easement reserved.

NOTE: Said Restrictions are not applicable to portions thereof that have already expired.

(3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4166, page 413, Register's Office for Davidson County, Tennessee.

(4) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

This is improved property, known as **518 McDonald Drive, Nashville, TN 37217**

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand(s) this **17th** day of **August, 2018.**

Joseph T. Whitley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Joseph T. Whitley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **August, 2018.**

Notary Public

My Commission Expires: 11/8/21

