Bill Garrett Davidson County
Batch# 135121 DEEDWARR
08/30/2018 09:40:51 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20180830-0085974

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810950

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2018.

NOTARY PUBLIC

My commission expires: 9-20-21

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J Guadalupe Leonardo Sanchez 134 Carriage Drive Nashville, TN 37221	New Owner	142 02 0 100.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DEBRA HAIRSTON AND GREGORY WHITE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **J GUADALUPE LEONARDO SANCHEZ, UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Cross Timbers, Section III, as of record in Book 4175, Page 21, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to S.T. White and wife, Prentis D. White by Warranty Deed from Edward L. Weld and wife, Marguerite Weld, dated March 2, 1994 and recorded in Book 9266, Page 375, Register's Office for Davidson County, Tennessee. Prentis D. White having died leaving S.T White as the surviving Tenant by the entirety. Further being conveyed to Debra Hairston and Gregory White by Quit Claim Deed from S.T. White, retaining a life estate interest, dated July 14, 2011 and recorded in Instrument No. 201107140053888, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of August, 2018.

Debra Hairston
AKA Debra White Hairston

DEBRA HAIRSTON AKA DEBRA WHITE HAIRSTON

Gregory White by Debra White Hairston
Attorney-in-Fact

GREGORY WHITE BY DEBRA WHITE HAIRSTON, ATTORNEY-IN-FACT

STATE OF OHIO
COUNTY OF CUYAHOGA

Personally appeared before me, a Notary Public, Debra Hairston AKA Debra White Hairston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of August, 2018.

NOTARIAL SEAL STATE OF OHIO

ANITA E MATHEWS
NOTARY PUBLIC
STATE OF OHIO
CUYAHOGA COUNTY
My Commission Expires
May 29, 2021

Anita E. Mathews
Notary Public
My commission expires: 5.29.2021

STATE OF OHIO
COUNTY OF CUYAHOGA

Personally appeared before me, a Notary Public, Debra Hairston, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Gregory White by Power of Attorney granted on August 9, 2018 and acknowledged that she executed the same as the free act and deed of the said Gregory White.

WITNESS my hand and seal, this the 15th day of August, 2018.

Anita E. Mathews
Notary Public
My commission expires: 5.29.2021

NOTARIAL SEAL STATE OF OHIO

ANITA E MATHEWS
NOTARY PUBLIC
STATE OF OHIO
CUYAHOGA COUNTY
My Commission Expires
May 29, 2021