WARRANTY DEED

File #18396

Karen Y Johnson Davidson County
Batch# 137259 DEEDWARR
09/05/2018 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $203.50
20180905-0087869

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Lazo Buruca	New owner	11907004900-
(NAME)	(NAME)	
509 Mc Grath Dr.		
(ADDRESS)	(ADDRESS)	
Smyrna TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gay Levine Eisen, Executrix of the Estate of Morris Levine,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio Lazo Buruca,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 9th Civil District of Davidson County, city of Nashville, Tennessee, being located on the northerly right of way of Glenrose Ave. on the easterly right of way of Old Glenrose Ave. and the southerly right of way of the Nashville, Chattanooga & St. Louis Railroad and being more particularly described as follows:

Beginning at an iron rod (new) on the northerly right of way of Glenrose Ave. (60' public r.o.w.) a the intersection of the easterly property line of the former parent tract description as of record in Book 1272, Page 604 and the northerly right of way of Glenrose Ave., said iron rod (new) also being at the southwesterly corner of Lot 1 of the Glenrose Acres plat as of record in Plat Book 3842, Page 149, thence; Along the northerly right of way of Glenrose Ave. north 50 degrees 30 minutes 00 seconds west a distance of 343.66 feet to an iron rod (new) on the easterly right of way of Old Glenrose Ave. (40' r.o.w.); thence; Leaving the northerly right-of-way line of Glenrose Ave. and with the easterly right of way of Old Glenrose Ave. with a curve to the right, with a radius of 235.37', with a cord bearing of north 54 degrees 16 minutes 25 seconds east, with a chord distance of 49.81 feet to an iron rod (new) on the sourtherly right of way line of The Nashville, Chattanooga & St. Louis Railroad being 50' from the centerline of the northbound main track, thence; Along the southerly right of way of said railroad 50' from & paralleling the centerline of the northbound main track south 56 degrees 57 minutes 13 seconds east, a distance of 270.38 feet to an iron rod (new) being the northwesterly corner of Amy & Andres E. Bermudez as of record in Instrument No. 20011130-0131672 being Lot 1 of Glenrose Acres as of record in Plat Book 3842, Page 149, thence; Along the westerly line of said Bermudez south 01 degrees 05 minutes 00 seconds west a distance of 100.25 feet to the point of beginning.The above described contains 19818 sq ft or 0.45 acres, more or less, as calculated by the above courses and distances. Boundary Survey (unrecorded) provided by James Terry & Associates located at 2801 Elm Hill Pike, Suite R, Nashville, TN 37214 RLS No. 2287.

Being the same property conveyed to Morris Levine by Final Decree from The State of Tennessee in it's own behalf and for the use and benefit of the Metropolitan Government of Nashville and Davidson County dated June 2nd 1981 and recorded July 23rd 1981 in Book 5773, Page 877 said Register's Office, Davidson County, Tennessee. The said Morris Levine has since died. The Last Will and Testament of Morris Levin of record in Docket No. 01P1971, in the Seventh Circuit Court, Probate Division appointed Gay Levine Eisen, as Executrix, with full property transfer and convey property.

This conveyance is subject to the current year's property taxes which have been prorated, 2018 subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved ☒ property, known as 0 Old Glenrose Ave, Nashville, TN 37210

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 hand this 31st day of August, 2018.

Gay Levine Eisen, Executrix

BY: Gay Levine Eisen

The Estate of Morris Levine

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, Gay Levine Eisen, as Executrix, of the Estate of Morris Levinethe bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2018.

Notary Public _____

My Commission Expires:

11/8/21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
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Nashville, TN 37212