Karen Johnson Davidson County
Batch# 204896 DEEDWARR
03/12/2019 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $514.30
20190312-0022592

WARRANTY DEED

File No. 2019-1073

JAMIE MOONEY
NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 12/18/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
107 W. Lytle St.
Murfreesboro, Tennessee 37130
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eliseo Alberto Monjarrez	Eliseo Alberto Monjarrez	
2033 Rice Avenue	5094 Heathrow Blvd	135 00 0 01600
Nashville, TN 37217	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Ruth Darlene Whitacre,** has this day bargained and sold and does hereby transfer and convey unto, **Eliseo Alberto Monjarrez,** their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, fronting on Westerly margin of Rice Avenue and described according to a survey by Raymond E. Brinkley dated 3-19-83 as follows:

Beginning at an iron pin in the westerly margin of Rice Avenue, being 169.1 ft. N 28 15' W from the intersection of Rice Ave. and Franklin-Limestone Rd., and being the northeast corner of the John M. Crist property as of record in Book 4741, Page 425 said Register's Office, thence S 66 30' W 200.54 ft. to an iron pin, thence N 31 30' W 75.9 ft. to an iron pin, thence N 61 16' E 200 ft. to an iron pin, thence S 28 15' E 90.7 ft. to the point of beginning.

Being the same property conveyed to Jess Wayne Whitacre et ux, Ruth Darlene Whitacre by warranty deed from Milburn Ellis, Jr. and Joseph Deloy Rodgers of record in Book 6444, page 183, Register's Office for Davidson County, Tennessee, dated December 4, 1984 and recorded on December 10, 1984. The said Jess Wayne Whitacre is now deceased, leaving Ruth Darlene Whitacre as surviving tenant by the entireties.

This conveyance is further subject to (1) 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.

This is unimproved property known as: 2033 Rice Ave, 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 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 our hands this 8th day of March, 2019.

Ruth Darlene Whitacre, by Jessica Whitacre N/K/A Jessica Price, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared, **Jessica Whitacre N/K/A Jessica Price, Attorney in Fact for Ruth Darlene Whitacre,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument on behalf of and as Attorney-In-Fact for the said Ruth Darlene Whitacre, as her free act and deed for the purposes therein contained, said Power of Attorney, of record in Instrument Number 20121019-0096211, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this **8th day of March, 2019**.

My Commission Expires: 12/18/2021

Notary Public

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNEESSEE, LLC
107 W. LYTLE ST.
MURFREESBORO, TN 37130
615-203-3054

True Copy Certification

I, Jamie Mooney, 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 Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney 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: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY