Karen Johnson Davidson County
Batch# 226945 DEEDWARR
05/08/2019 08:49:12 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20190508-0042948

Warranty Deed

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $160,000.00. Affiant Subscribed and sworn to before me, this the 6th day of May, 2019. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Trinidad Sanchez III Sarah Sanchez	same	
4471 Cato Rd.		05700007100
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANCES F. PORTER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRINIDAD SANCHEZ III AND SARAH SANCHEZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain piece, parcel or tract of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, September 10, 1960, as follows:

Beginning at a pipe as shown on a survey made by C. J. Carney, Surveyor, October 9, 1956 and a 14-inch elm as shown on said survey made September 10, 1960, being in the easterly line of the property conveyed to Ralph B. Gartman and wife by deed from Bethel P. Carman and wife, of record in book 2603, page 267, Register's Office for said County; thence with Gartman's easterly line, south 15 deg, west 313 feet to the northwest corner of a tract of 1.87 acres marked Mrs. W.O. Booth; thence with her northerly line, south 87 deg. 30 minutes east 300 feet to the easterly line of a drive as shown on said survey; thence with said drive and a fence line, north 3 deg. east 304 feet; thence north 87 deg. 30 minutes west 236 feet to the beginning, containing 1.87 acres, more or less.

Being the same property conveyed to Paul Porter and wife, Frances F. Porter by Warranty deed from Jerry W. Carman and wife, Theresa G. Carman of record in Book 4185, page 351, Register's Office for Davidson County, Tennessee, dated October 12, 1967 and recorded on October 31, 1967.

Paul Porter having since died leaving wife Frances F. Porter.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4471 Cato Rd., Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of May, 2019.

Frances F. Porter

Frances F. Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frances F. Porter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021