This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 230726 DEEDWARR
05/16/2019 10:15:55 AM 2 pgs
Fees: $13.00 Taxes: $658.60

20190516-0046227

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patricia Galindo 294 Penfield Dr. Nashville, TN 37211	CapStar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	133160-116.00

THIS INDENTURE, made this 15th day of May, 2019 between

Cynthia S. Manley, unmarried

of Lincoln County, Tennessee, hereinafter referred to as **Grantor**, and

Patricia Galindo, single woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 81 on the Plan of Kenilworth Estates, Section 2, of record in Book 2900, Page 126, Register's Office for said County, as follows: Said Lot No. 81 fronts 70 feet on the north side of Penfield Drive and extends back 154.9 feet on the west line and 155.2 feet on the east line, to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Cynthia S. Manley, unmarried by Deed dated 9/30/1985 from James E. Gibbs, Jr. and wife, Vernell W. Gibbs of record in Book 6671, Page 628, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 294 Penfield Dr., Nashville, TN 37211

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Cynthia S. Manley

Cynthia S. Manley

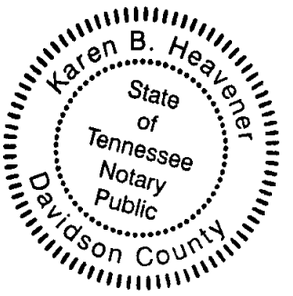
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cynthia S. Manley, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 15th day of May, 2019.

Karen B Heavener

Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $178,000.00.

Cynthia S. Manley

Affiant

Sworn to and subscribed before me, this 15th day of May, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19

