WARRANTY DEED

Karen Johnson Davidson County
Batch# 258838 DEEDWARR
07/19/2019 09:13:50 AM 2 pgs
Fees: $13.00 Taxes: $492.10

20190719-0070760

Melanie D. DuBard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carina Angulo	Same as new owner	120-13-0-006.00
(NAME)	(NAME)	
5582 Rock Springs Rd.		
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Elisa N. Rose, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carina Angulo,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5 on the Plan Finley Gardens, as of record in Book 2083, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 72 feet on the north side of Finley Drive and runs back between lines, 219 feet on the west line and 202.1 feet on the east line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to James D. Rose and wife, Elisa L. Rose, by Warranty Deed from J. Frank Sparkman and wife, Patricia Fagan Sparkman, dated August 10, 1974, of record in Book 4843, page 935, Register's Office for Davidson County, Tennessee. The said James D. Rose having since died and Elisa L. Rose became the sole owner of said property as the surviving tenant by the entirety. AND Being the same property conveyed to Elisa N. Rose, unmarried, by Quitclaim Deed from Elisa N. Rose, a widow, (aka Elisa N. Rose) and Michael T. Haley, Trustee, dated May 5, 1995, of record in Book 9669, page 69, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2083, page 69, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 304 Finley Dr., Nashville, TN 37217
(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 15th day of July, 2019.

Elisa N. Rose

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Elisa N. Rose, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of July, 2019.

Notary Public
My Commission Expires: _____

File No.: 29847

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022