WARRANTY DEED

Karen Johnson Davidson County
Batch# 268760 DEEDWARR
08/08/2019 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20190808-0079130

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2019

Notary Public

MY COMMISSION EXPIRES: 4-Dec-2022
(AFFIX SEAL)

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-05-2022

THIS INSTRUMENT WAS PREPARED BY
Oak Lane Law, PLLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sabrina Torres	New Owner	128-14-99
(NAME)	(NAME)	
7989 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cesar Torres and Migdalia C. Torres, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sabrina Torres, unmarried** hereinafter called the GRANTEES, their heirs and assigns, 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. 7 on the Plan of Section 1, Stacy Square, of record in Book 3842, page 134, Register's Office for said County.

Said Lot No. 7 fronts 99.00 feet on the Northwesterly margin of Sawyer Brown Road and extends back 135.1 feet on the Northeasterly line and 122.0 feet on the Southwesterly line to a dead line in the rear, measuring 76.51 feet thereon.

Being the same property conveyed to Cesar Torres and Migdalia C. Torres, husband and wife by Warranty deed from Deborah S. Lively, unmarried of record in Instrument No. 20130425-0040919 Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on April 25, 2013. (Value of consideration shown in aforementioned deed $155,000.00.) Being also known as 7989 Sawyer Brown Road, Nashville, Tennessee 37221.

This conveyance is further subject to (1) all 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.

unimproved ☐

This is improved X property, known as 7989 Sawyer Brown Road, Nashville, TN 37221
(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/our hands this 8th day of August, 2019.

Kelly Greene Elrod, attorney-in-fact for Cesar Torres

Cesar Torres, by his Attorney in Fact,
Kelly Greene Elrod

Kelly Greene Elrod attor-in-fact for Migdalia C. Torres

Migdalia C. Torres, by her Attorney in Fact,
Kelly Greene Elrod

State of Tennessee
County of Williamson

Personally appeared before me Kelly Greene Elrod, as Attorney in fact for Cesar Torres and Migdalia C. Torres, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of August, 2019.

Brianna Bartelsmeyer
Notary Public
My Commission Expires: 9-06-2022



True Copy Certification

I, Brianna Bartelsmeyer Turner, 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner 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: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020