Karen Johnson Davidson County
Batch# 371028 DEEDWARR
03/11/2020 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20200311-0027305

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allcustomhome, LLC	Allcustomhome, LLC	Parcel ID: 106 14 0 123.00
(NAME) 101 Lyle Ln.	(NAME) Same	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Mirian S. Garcia, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allcustomhome, LLC a Tennessee limited liability company**, 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:

Beginning at a point in the center of Lyle Lane at the common corner of the property conveyed to J. F. Heath, Sr. and wife Alice Bell Heath, by deed from J. R. Newton, and wife, of record in Book 1323, Page 39 of the Register's Office of Davidson County, Tennessee, and the property conveyed to James Elbert Coleman, and wife by deed of record in Book 1302, Page 42, said Register's Office; thence in a southerly direction along Coleman's east line 252 feet to a point in said line; thence in a easterly direction and parallel with the center of said Lyle Lane 60 feet to a point; thence in a northwesterly direction 255 feet, more or less, to a point in the center of Lyle Lane and 50 feet east of the point of beginning; thence in a westerly direction along the center of Lyle Lane to the point of beginning.

Being the same property conveyed to Mirian S. Garcia, unmarried by Warranty Deed from Cathy G. Clark and husband Luis Del Mazo, Sr. and Luis Del Mazo, Jr. and wife, Ashley R. Del Mazo dated June 21, 2002 and recorded July 05, 2002 as Instrument No. 20020705-0081245, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 101 Lyle Ln., Nashville, TN 37210

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 2 day of March 2020

Mirian S. Garcia

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mirian S. Garcia, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of March, 2020.

Notary Public

My Commission Expires: 1-4-2021

(SEAL)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 6/14/2020

