# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/07 09:02 2 pgs
Fees:13.00 Taxes:388.50

20070327-0036359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-27-07

(AFFIX SEAL)

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

**THIS INSTRUMENT WAS PREPARED BY**
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

| ADDRESS OF NEW OWNER: AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tomas Zavala Gonzales | Suntrust Mortgage, Inc. | MAP 91-08<br>PARCEL 109 |
| (NAME)<br>1014 42nd Avenue North | (NAME)<br>201 4th Avenue North, 6th Fl. | |
| (ADDRESS)<br>Nashville,<br>TN, 37209 | (ADDRESS)<br>Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Milton M. Pirtle, married** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tomas Zavala Gonzales, an unmarried person** HEREINAFTER CALLED THE GRANTEE(S), 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. 88 on the Plan of Map of L.H. Davis Subdivision of Lot No. 41 Clifton Plan of record in Book 57, page 100, said Register's Office, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Milton M. Pirtle by deed from Countrywide Home Loans, Inc. of record in Instrument No. 20060707-0081979, said Register's Office, dated June 14, 2006.**

This is investment property not the principal residence of said Grantor nor any spouse of said Grantor.

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.

This is improved property known as: 1014 42nd Avenue North, Nashville, TN 37209

Witness my/our hand(s) this 20th day of March, 2007.

Milton M. Pirtle, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Milton M. Pirtle, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **20th day of March, 2007.**

Janel L. McAlister
Notary Public

My Commission Expires: 3-27-07

JANEL L. McALISTER
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007

**Please return to**
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203