|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00
|$190,000.00
|Affiant

J.S.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: July 24, 2010
(AFFIX SEAL)

AMY BERWIG NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/16/07 11:49 2 pgs
Fees:13.00 Taxes:703.00
20071016-0122613

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Paro 626 Boscobel St Nashville, TN 37206	Countrywide Home Loans 750 Old Hickory Blvd Brentwood TN 37027	Map 094-01-0 Parcel 440.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Stephen E. Perez, a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Christian J. Paro, a single man

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. 280, on the Plan of Edgefield Land Companys First Subdivision, as shown on plat of record in Plat Book 57, page 130, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 280 frounts 50 feet on the southerly side of East Side Avenue, formerly Ashworth Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Stephen R. Perez, by deed from Paul B. Myers and Marion A. Myers and Sibbie Lee Vernon, dated March 23, 2007, of record in Instrument No. 20070402-0039053 Register's Office for Davidson County, TN.

Investment property only, and has never been the residence of the grantor.

This conveyance is made subject to the following:
1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐ un ☒ improved property known as: 1610 Eastside Ave, Nashville, TN 37206
(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(s) this 15th day of October, 2007.

Stephen E. Perez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Stephen E. Perez, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2007.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: July 24, 2010

AMY GERWIG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 10-15-07.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027