Davidson County	DEEDWARR
Recvd: 01/16/09 10:06	2 pgs
Fees:13.00 Taxes:195.36	
20090116-0004206	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$52,800.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 2009.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3.7.2011
(AFFIX SEAL)

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
Music City Investments LLC 906 14th Ave South Nashville, Tn 37212	Same	Map 147 06 0 Parcel 120.00

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,

Sidar A. Bordas and Carolina Guzman

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

Music City Investments LLC

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. 13 on the Plan of Section 1 Revised Caldwell Hall of record in Book 2900, page 57, 58, and 59, Register's Office for said County.

Said Lot No. 13 fronts 78 feet on the southerly margin of Milner Drive and extends back 135.5 feet on the westerly line and 143.6 feet on the easterly line to a dead line in the rear, measuring 128.5 feet thereon.

Being the same property conveyed to Sidar A. Bordas, and Carolina Guzman, by Warranty Deed from Adele A. Jewell, dated April 29, 2002, and recorded in Instrument No. 20020510-0057913, in the Register of Deeds Office in and for Davidson County, Tennessee.

Sidar A. Bordas and Carolina Guzman, now married to each other.

This conveyance is made subject to the following:
1) 2009 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 4826 Milner Drive Nashville, TN 37211
(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 January, 2009.

Sidar A. Bordas

Carolina Guzman

Carolina Guzman Bordas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sidar A. Bordas and Carolina Guzman AND Carolina Guzman Bordas, being one in the same person as Carolina Guzman, 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 January, 2009.

NOTARY PUBLIC

My Commission Expires: 3-7-2011

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.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

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