**This instrument prepared by:**
Virginia Gonzalez-Garcia
307 Scott Avenue
Nashville, Tennessee 37206

Davidson County DEEDWARR
Recvd: 02/06/09 12:27 3 pgs
Fees:17.00 Taxes:0.00
20090206-0010555

# WARRANTY DEED

**TITLE OF DOCUMENT**

**ADDRESS NEW OWNER AS FOLLOWS:**
Virginia Gonzalez-Garcia
307 Scott Avenue
Nashville, Tennessee 37206

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001 17 57107

**MAP PARCEL NUMBERS:**
Map/Parcel:
08302031700

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Virginia Gonzalez-Garcia and William Gonzalez, wife and husband** has this day bargained and sold, and does hereby transfer and convey unto the said **Virginia Gonzalez-Garcia, a married woman**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Virginia Gonzalez-Garcia and husband William Gonzalez by Deed from Xavier Paul Romero and wife, Virginia R. Romero of record as Instrument No. 20081113-0112316, said Register's Office.

The express purpose of this conveyance is to Remove Spouse from Title.

This is unimproved ( ) property known as 307 Scott Avenue, Nashville, Tennessee 37206
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 12 day of January, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Virginia Gonzalez-Garcia

Virginia Gonzalez-Garcia

William Gonzalez

**ACKNOWLEDGMENT**

**STATE OF** Tennessee )

**COUNTY OF** Davidson ) ss

Personally appeared before me, Peggy Niemann, a Notary Public in and for said County and State, **Virginia Gonzalez-Garcia and William Gonzalez** the within named bargainor, individual(s), with whom I am personally acquainted (or 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.

Given under my hand and official seal of office at Nashville, TN this 12 day of January, A.D., 2009.

**NOTARY STAMP/SEAL**

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
JULY 5, 2011

NOTARY PUBLIC
Notary Commission Expires: 7-5-11

**AFFIDAVIT OF VALUE**

**STATE OF** Tennessee )

**COUNTY OF** Davidson )

The actual consideration or value whichever is greater, for this transfer is $ 1.00.

Subscribed and sworn to before me this the 12 day of January, 2009.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 7-5-11

Please send tax statements to:
Virginia Gonzalez Garcia
307 Scott Avenue
Nashville, TN 37206

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
JULY 5, 2011

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS;

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 60 FEET OF THE NORTHERLY 250 FEET OF THE EASTERLY PART OF LOT NO. 5 ON THE PLAN OF BROWNSVILLE, AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY, AND A SUBDIVISION OF A PART THEREOF AS OF RECORD IN BOOK 161, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SCOTT AVENUE AT A POINT 190 FEET SOUTH OF THE LINE BETWEEN ORIGINAL LOTS NOS. 5 AND 7, BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO L.E. RUSSELL AND WIFE, BY DEED FROM W.H. PURYEAR AND WIFE, OF RECORD IN BOOK 579, PAGE 351, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THEIR SOUTH LINE WESTWARD 217 1/2 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY SOUTHWARDLY 60 FEET TO THE NORTHWEST CORNER OF LOT NO. 1 ON THE ABOVE MENTIONED SUBDIVISION OF RECORD IN BOOK 161, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE NORTH LINE OF SAID LOT NO. 1 EASTWARDLY 217 1/2 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF SCOTT AVENUE; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE NORTHWARDLY 60 FEET TO THE BEGINNING.

