WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/09 10:29 2 pgs
Fees:13.00 Taxes:485.07

20090302-0017903

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.

(AFFIX SEAL)

DELANA D. SCOBY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricardo Navarro-Ocampo	Wilson Bank & Trust	Map 119.01
(NAME)	(NAME)	
323 Rose Street	623 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Lebanon, TN 37087	Parcel 293.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James T. Beaird, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricardo Navarro-Ocampo, a married 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. 144 of Block 30 on the Map of Overhill City and W.H. Fox Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries Subdivision, as of record in Book 332, Page 21, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Beaird by Warranty Deed from Javier C. Bolanos, an unmarried man filed of record in Instrument No. 20071022-0124562, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 332, Page 21, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 323 Rose Street, Nashville, TN 37210
(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 this 26th day of February, 2009.

James T. Beaird

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, James T. Beaird, the within named bargainor(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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of February, 2009.

Commission expires: May 3, 2010

Delaina D. Scoby Notary Public

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY