WARRANTY DEED

File #09041477



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/18/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susanne L. Hines, an unmarried person and Cheryl E. Hines, an unmarried person	Avenue Bank	082-03-0-109.00
(NAME)	(NAME)	
1200 North 2nd Street	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37215	
(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, **Flavio Lema and Jose Carpio,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susanne L. Hines, an unmarried person and Cheryl E. Hines, an unmarried person,** 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:

Being Lot No. 137, on the plan of C.F. Sharpe and L.L. Horn's second subdivision of the Lindsley Property Northeast Nashville, as the same appears of record in Plat Book 161, Page 53, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Flavio Lema and Jose Carpio by deed from BancorpSouth Bank, dated 3/31/08, of record in Instrument No. 20080417-0039031, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 161, Page 53, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1200 North 2nd Street, Nashville,TN,37207

(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.

BILL GARRETT, Davidson County
Trans:T20090040768 DEEDWARR
Recvd: 06/18/09 12:53 2 pgs
Fees:13.00 Taxes:480.63



20090618-0056839

Witness our hands this 12th day of June, 2009.

Flavio Lema

Jose Carpio

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Flavio Lema and Jose Carpio with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 12th day of June, 2009.

Commission expires: 7-8-2010

Vanessa E Allen

Notary Public

Rutherford County Tennessee Notary Public State Of Vanessa E. Allen

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130