File No. 290101307

WARRANTY DEED

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~October 23, 2012.~~ 3-4-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erlete M. Ascencao	Bank of America, N.A.	092-05-0-064.00
(NAME)	(NAME)	
3410 Batavia Street	PO Box 45140	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Jacksonville, FL 32232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kita W. Johnson, an unmarried person**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Erlete M. Ascencao, an unmarried person**, hereinafter called the grantee(s), HER 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. 56 on the Plan of College Hill Subdivision, Section 2, of record in Plat Book 2133, Page 52, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Kita W Johnson, unmarried by Warranty Deed from Dr. Erlete M. Ascencao, an unmarried person of record in Instrument No. 20070926-0114771 on 09/21/2007 and filed for record on 09/26/2007, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 2133, Page 52, Register's Office for DAVIDSON County, Tennessee. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3410 Batavia Street, Nashville, TN 37209
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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:T20090067740 DEEDWARR
Recvd: 10/05/09 11:58 2 pgs
Fees:13.00 Taxes:703.00
20091005-0092353

Witness my/our hands this 30th day of September, 2009.

Kita W. Johnson, BY: Pamela Dozier

Kita W. Johnson, BY: Pamela Dozier

Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 30th day of September, 2009, before me personally appeared Pamela Dozier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Kita W. Johnson, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. * Register's Office of Davidson County, Tennessee.

*20091005 0092352

Witness my hand at office this 30th day of September, 2009.

Commission expires: October 23, 2012

Kim Gillespie

Kim Gillespie Notary Public

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075