Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

Return To:

MINDY CLAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $131,840.00

Diane L. Gregory
Affiant

Subscribed and sworn to before me, this 20th day of May, 2010.

Mindy Claud
Notary Public

My commission expires: 11/7/11

BILL GARRETT, Davidson County
Trans:T20100031061 DEEDWARR
Recvd: 05/24/10 12:47 2 pgs
Fees:13.00 Taxes:487.81
20100524-0039851

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Heather M. Cohen	XXXXXXXXXXSuperior Bank	09213021500
3800 Nevada Avenue	P.O. Box 2568	
Nashville, TN 37209	Birmingham, AL 35203	

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 ACKNOWLEDGE, WE,

Extarle Gilberto Amaya and Delmy Sandoval-Ponce, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather M. Cohen, unmarried

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 the easterly 50 feet of the easterly 150 feet of Block 27 on the Map of Charlotte Park 2nd Addition Extended and 29.2 Acres South, of record in Book 421, page 10, Register's Office for said County, described as follows:

Said part of Block 27 fronts 50.00 feet on the northerly margin of Nevada Avenue, Formerly 3rd Avenue, and extends back between parallel lines, 150.0 feet to an alley in the rear.

Being the same property conveyed to Extarle Gilberto Amaya, unmarried by Warranty Deed from Thomas J. Martinez, unmarried and Gilberto Martinez and wife, Carol F. Martinez, recorded on the 14th day of September, 2001 in Instrument No. 20010914-0100208, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 3800 Nevada Avenue, Nashville, TN 37209.

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 in 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/our hand(s) this 20th day of May, 2010.

Extarle Gilberto Amaya

Delmy Sandoval Ponce

Delmy Sandoval-Ponce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Extarle Gilberto Amaya and Delmy Sandoval-Ponce , the within named Grantors, 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.

Witness my hand, at office, this 20th day of May, 2010.

Notary Public

My Commission Expires:9-19-2011

