BILL GARRETT, Davidson County
Trans: T20100034358 DEEDWARR
Recvd: 06/07/10 10:35 2 pgs
Fees: 13.00 Taxes: 522.90
20100607-0043915

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $141,325.00

Affiant

Subscribed and sworn to before me, this 4th day of June, 2010.

Notary Public

My commission expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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: **Angel Jimenez**	Send Tax Bills To: **Acopia**	Map-Parcel Numbers: **71-16-225**
1217 N 6TH STREET	306 Northcreek Blvd, Ste 150	
NASHVILLE, TN 37207	Goodlettsville, TN 37072	

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,

Juan G. Villasenor

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

Angel Jimenez

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. 177 and the Southerly 15 feet of Lot No. 178 on the Map of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 177 and that part of Lot No. 178 adjoin and front together 45 feet on the Easterly side of North 6th Street, and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed from Margaret G. Flomerfelt, unmarried by Warranty Deed to Juan G. Villasenor, recorded on the 2nd day of March, 2006 in Instrument No. 20060302-0024403, 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 12, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1217 N 6TH STREET, NASHVILLE, TN 37207.

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 4th day of June, 2010.

Juan G. Villasenor
By Warren A. Jasper, attorney in fact

Atty in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Warren A. Jasper, attorney in fact for Juan G. Villasenor , 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 4th day of June, 2010.

Notary Public

My Commission Expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY