BILL GARRETT, Davidson County
Trans:T20110019430 DEEDWARR
Recvd: 04/04/11 10:48 2 pgs
Fees:13.00 Taxes:266.40
20110404-0025560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,000.00

Affiant

Subscribed and sworn to before me, this 25th day of March, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carl Thomas Forte, unmarried	**New Owner**	09113029100
6014 O'Brien Avenue		
Nashville, TN 37209		

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,

Rosa Quinteros, unmarried

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

Carl Thomas Forte, 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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 89 on the map of West Nashville Heights, of record in Book 332, Page 127, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Included but expressly excluded from this conveyance is property conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works, of record in Book 3407, Page 369, Register's Office for Davidson County, Tennessee.

Also included but expressly excluded from this conveyance is property conveyed to the State of Tennessee, of record in Instrument Number 20020110-0003702, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. to Rosa Quinteros, Unmarried as recorded on the 5th day of May, 2010 in Instrument No. 20100505-0034152; Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee to Secretary of Housing and Urban Development, Washington, D.C. as recorded on the 27th day of January, 2010 in Instrument No. 20100127-0006836 and Warranty Deed from Teodoro Sabando Cabading, Jr. and wife, Rachelle B. Cabading to Suzanne Knalls as recorded on the 16th day of October, 2007 in Instrument No. 20071016-0122615, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (__X__) unimproved (____) property known as 6014 O'Brien 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 25th day of March, 2011.

Rosa Quinteros

Rosa Quinteros

_____

_____

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Rosa Quinteros , 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 25th day of March, 2011.

Notary Public

My Commission Expires:

