This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **11-1079**

BILL GARRETT, Davidson County
Trans:T20110033413 DEEDWARR
Recvd: 06/03/11 14:41 2 pgs
Fees:13.00 Taxes:223.30
20110603-0042857

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/27/2011**, by and between **William Garten, a married man,** parties of the first part, and **Jesus Navarro and Rosie Navarro, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Unit No. 130 on the plan of Belle Forest Condominium Apartments of record in Plat Book 5200, Page 167, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest Condominium Apartments, a horizontal property regime established by Master deed of record in Book 5438, page 699 and amended as Instrument No. 20020213-0019280, said Register's Office.

Being the same property conveyed to William Garten by deed from Jenise L. Gordon, unmarried of record as Instrument No. 20040726-0088931, said Register's Office.

This is not the usual place of residence of the Grantor, therefore no marital or homestead rights need be conveyed.

This conveyance is made subject to any and all existing easements and restrictions of record.

Parcel ID # **142-4A-130CO**
Improved property located at: **214 Old Hickory Blvd #130, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

William Garten

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **William Garten** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 27th day of May, 2011..

Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Jesus Navarro and Rosie Navarro**

and Address: **214 Old Hickory Blvd #130, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$60,350.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 27th day of May, 2011..

Notary Public

My Commission Expires: 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015