BILL GARRETT, Davidson County
Trans:T20110052931 DEEDWARR
Recvd: 08/29/11 09:12 2 pgs
Fees:13.00 Taxes:359.64
20110829-0066399

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$97,199.00** (Ninety Seven Thousand One Hundred Ninety Nine).

Glenn C. Williamson
AFFIANT

Subscribed to and sworn before me this 24th day of August, 2011.

Mary Birthright
NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Margarita Galvan 5407 Illinois Avenue Nashville,TN 37209	Citizens Savings Bank & Trust 1917 Heiman Street Nashville, Tennessee 37208	091-10-0-388.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **LISA SCOTT AND HUSBAND, JOHN WELCH,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARGARITA GALVAN,,** A SINGLE WOMAN HEREINAFTER CALLED THE **GRANTEE(S),** 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. 29 on the Plan of Section One, Morrow Meadows, of record in Plat Book 2083, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa Scott, married, by deed from Laura L. Koerner Stewart and spouse, Andrew Stewart, of record in Instrument Number 20101105-0088913, Register's Office for Davidson County, Tennessee.

John Welch, spouse of Lisa Scott, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **5407 ILLINOIS AVENUE** **NASHVILLE,TN37209**

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), their 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2011

WITNESS, this 24th day of August, 2011

Lisa Scott

John Welch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of August, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa Scott and John Welch** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24th day of August, 2011.

Notary Public

Commission Expires: 11-7-11



My Commission Expires NOV. 7, 2011