11-1-175

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20110053447 DEEDWARR
Recvd: 08/30/11 10:43 2 pgs
Fees:13.00 Taxes:240.50
20110830-0067044

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of August, 2011 by and between **Pedro Reyes and Deanna Reyes**, hereinafter referred to as GRANTOR, and **Humes Real Estate, LLC**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 4 on the Plan of Sharpe and Horn's Addition, as of record in Book 161, page 172, Register's Office for said County.

Said part of Lot No. 4 fronts 50 feet on the northerly side of Douglas Avenue, formerly Hinton Street, and runs back between parallel lines, 170 feet to an alley.

This conveyance is subject to the following:

All matters appearing on the matter of Sharpe and Horn's Addition, of record in Plat Book 161, page 172, Register's Office for said County.

Being the same property conveyed to Pedro Reyes by Warranty Deed from Janie Ann Campbell, unmarried, dated August 19, 2008, recorded August 21, 2008, of record in Instrument 200808210085943, Register's Office for Davidson County, Tennessee.

Deanna Reyes joins in this conveyance to transfer any marital rights to said property.

This is [ ]improved [ ]unimproved property known as: 1117 Douglas Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Pedro Reyes

Deanna Reyes

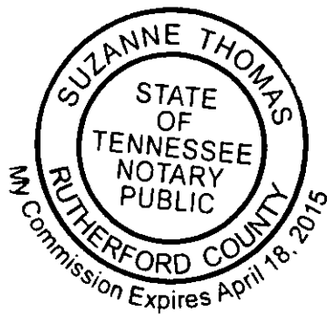
INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Pedro Reyes and Deanna Reyes, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of August, 2011.

Suzanne Thomas
Notary Public

My Commission Expires:_____



Name and Address of Property Owner:
Humes Real Estate, LLC
2169 Gorham Place,
Germantown, TN 38139

Send Tax Statements to:
Humes Real Estate, LLC
2169 Gorham Place,
Germantown, TN 38139

Map & Parcel 072.13-0-416.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $65,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of August, 2011.

Suzanne Thomas
Notary Public

My Commission Expires: _____



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