BILL GARRETT, Davidson County
Trans:T20120005163 DEEDWARR
Recvd: 01/23/12 12:07 2 pgs
Fees:13.00 Taxes:118.40

20120123-0006159

This instrument prepared by: Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of January, 2012, by and between Jose G Amaya, unmarried, party of the first part, and Isabel Figueroa, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 7 on the Plan of Bel-Air, Section 1, as of record in Book 2900, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being all or part of the same property conveyed to Jose G Amaya by Quit Claim Deed dated 12/29/11 at Instrument No. 20120103-0000357 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Michael S. Bligh, Trustee of the Amaya Revocable Living Trust, by virtue of that certain Quit Claim Deed dated January 20, 2011, at Instrument No. 20110120-0005535 in Said Register's Office, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their 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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Jose G Amaya

Jose G Amaya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jose G Amaya, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of January, 2012.

Natalie J. Maples
Notary Public

My Commission Expires: 5/20/14

NOTARY PUBLIC TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 20, 2014

Property Owner & Address:	Isabel Figueroa 1912 Dabbs Avenue Nashville, TN 37217
Tax Parcel No	10705000700
Property Address:	1912 Dabbs Avenue Nashville, TN 37217
MAIL TAX BILLS TO:	owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $32,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of January, 2012.

Notary Public

My Commission Expires: 5/20/14

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 20, 2014