BILL GARRETT, Davidson County
Trans:T20120011005 DEEDWARR
Recvd: 02/14/12 11:23 2 pgs
Fees:13.00 Taxes:85.10

20120214-0012882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Glada C. Williamson
Affiant

Subscribed and sworn to before me, this 9TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel Cordero Perez and wife, Maria Isable Mata	SAME	08106048100
	(NAME)	
2115 26th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Patricia G. Stewart, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Miguel Cordero Perez and wife, Maria Isable Mata, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHEASTERLY 52.6 FEET OF LOT NO. 24 ON THE PLAN OF J. MATT WILLIAM'S SUBDIVISION OF LOT NO. 8 OF THE HARDING BOSLEY TRACT, AS OF RECORD IN BOOK 332, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 24 FRONTS 52.6 FEET ON THE WESTERLY SIDE OF 26TH AVENUE NORTH, FORMERLY BECK SPRING ROAD, AND EXTENDS BACK FROM THE MARGIN OF SAID AVENUE 150 FEET TO A DEAD LINE IN THE REAR MEASURING 52.6 FEET, CONTAINING 7,890 FEET, 0.18 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LONEY B. STEWART, JR. AND WIFE, PATRICIA G. STEWART BY DEED FROM WILBUR STEWART AND WIFE, GAIL STEWART OF RECORD IN BOOK 6328, PAGE 872, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LONEY B. STEWART, JR. HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

THIS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved ( )
This is improved (X) property, known as 2115 26th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 9th day of February, 2012.

WARRANTY DEED
(Continued)

Patricia G. Stewart

Patricia G. Stewart

STATE OF MARYLAND

COUNTY OF CHARLES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia G. Stewart, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of February, 2012.

Marguerite Chalastri
Notary Public

My Commission Expires: Aug. 1, 2013

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072