WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120016511 DEEDWARR
Recvd: 03/06/12 12:51 2 pgs
Fees:13.00 Taxes:236.80
20120306-0019593

STATE OF TENNESSEE

COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 64,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March 2012

KERRI A. PRADO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 5/8/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Doug Ogburn , 5813 Sterling Oaks Drive, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Mery Nancy Pereira Fuentes	New Owner	Parcel ID: 13305003600
546 A Rural Hill Road		
Nashville TN 37217		

FOR AND 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, we Philip S. Segraves and wife Monica Ergueta-Segraves hereinafter called the grantors Has bargained and sold, and by these presents do transfer and convey unto Mery Pereira Fuentes.

HEREINAFTER CALLED THE GRANTEE, her heirs assigns, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 366 on the Plan of Sunrise Heights Addition, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 366 fronts 50 feet on the southerly side of Veritas Street and runs back between parallel lines 150 feet to a dead line in the rear.

BEING the same property conveyed to Robert O. Jones and Nancy Roark by Quitclaim Deed from Orvil J. Jones, of record in instrument 20020703-0080184, dated July 2, 2002, Register's Office for said county. The said Robert O. Jones now being deceased. Robert O. Jones died intestate on August 14, 2005 leaving as sole heirs the Grantors Nancy Roark, Joyce Renee Hussey, Nathan Bradley Jones, John Robert Jones by Joyce Renee Hussey the grantors conveyed in instrument #20081001-0099701 to Philip S. Segraves the grantee for ten dollars cash and other valuable consideration on September 30, 2008 by Warranty Deed.

This conveyance from Philip S. Segraves and Monica Ergueta-Segraves , the Grantors to Mery Pereira Fuentes the Grantee is made subject to: (1) 2012 taxes, which have been assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 46, said Register's office. This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is improved (X) property know as 531 Veritas Street, Nashville, TN 37211

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 in 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 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 OUR hands this 3rd day of March 2012

Philip S. Segraves

Monica Ergueta-Segraves

State of TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Philip S. Segraves and wife, Monica Ergueta-Segraves grantors and Mery Pereira Fuentes grantees with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 2012

Commission expires 5/8/12

Notary Public

KORYNA PRADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this 3rd day of March 2012