Return to: John Cook, P.C.

Box 14 A
File #23960-3

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20120037434 DEEDWARR Recvd: 05/22/12 08:52 2 pgs Fees:13.00 Taxes:462.50 20120522-0044169	The actual consideration or value, whichever is greater, for this transfer is **$125,000.00.** Affiant Subscribed and sworn to before me, this the 16th day of May, 2012. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey P. Raymar	**Avenue Bank**	**Map 072-06-0, Parcel 322**
1301 Kenmore Court	**3823 Cleghorn Avenue**	
Nashville, TN 37216	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jose B. Jeronimo a/k/a Jose Braulio Jeronimo, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey P. Raymer, a single man

HEREINAFTER CALLED THE GRANTEES, 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. 1 on the Plan of Kenmore Court Subdivision, of record in Book 1835, Page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Jose B. Jeronimo, a single man, by Deed from Barbara R. Henderson, dated July 13, 2000, of record in Instrument No. 200007170070457, Register's Office for Davidson County, Tennessee. Jose B. Jeronimo and Jose Braulio Jeronimo is one and the same person.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Jose B. Jeronimo, pursuant to a Power of Attorney executed by same on the 14th day of May, 2012, of record in Instrument No. *_____, Register's Office for Davidson County, Tennessee.

*20120522-0044168

This is improved (_X__) Unimproved (____) property, known as **1301 Kenmore Court, Nashville, TN 37216**

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 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 **16th** day of **May, 2012.**

Jose B. Jeronimo

By: Atty-in-Fact

Gemini Cabral, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Gemini Cabral**, Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Jose B. Jeronimo**, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Jose B. Jeronimo for the purpose therein contained, by signing the name of Jose B. Jeronimo by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 2012.

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY