BILL GARRETT, Davidson County
Trans:T20120041005 DEEDWARR
Recvd: 06/04/12 15:02 2 pgs
Fees:13.00 Taxes:403.30

20120604-0048597

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Mail Parthenon Title Agerncy
85 White Bridge Road
Suite 100-B
Nashville,TN 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $109,000.00

Affiant

Subscribed and sworn to before me, this 31 day of May, 2012.

Notary Public
My commission expires: 2/6/15

03-1204-37658

Address of New Owner:	Send Tax Bills to:	Tax Information
Rosia L. Bell 3993 Keeley Drive Nashville TN 37211	Rosia L. Bell 3993 Keeley Drive Nashville TN 37211	148-14-0-101.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Miguel Reynaldo Jiron, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rosia L. Bell, hereinafter called the Grantees, their successors 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. 119 on the Plan of Colewood Acres, Section II, of record in Book 3700, Page 135, Register's Office for said County, and a triangular shape in the rear thereof, which, together, are described according to a survey by Turner Engineering Company, dated January 7, 1969, as follows:

Beginning at a point in the southerly margin of Keeley Drive at a common corner of Lot Nos. 119 and 120, then southwardly with the dividing line between said Lots 102.5 feet to a point; thence with the rear line of Lot No. 121, 39.1 feet to a point; thence North 75° 35' West 49.9 feet to a point; thence North 32° 53' East 93.8 feet to a point, the corner of Lot No. 119; thence continuing with the westerly line of Lot No. 119, 46.7 feet to a point in the southerly margin of Keeley Drive; thence with said margin of said Drive eastwardly 85 feet to the point of beginning.

Being the same property conveyed to Henry D. Pierce and wife, Emily S. Pierce, by deed from Frances L. McClenny, dated May 15, 1985, recorded May 28, 1985 in Book 6566, Page 218, Register's Office for Davidson County, Tennessee.

Further, being part of the same property conveyed to Miguel Reynaldo Jiron by deed from Henry D. Pierce and wife, Emily S. Pierce, dated September 18, 2001, recorded September 26, 2001, in Instrument No. 20010926-0104153, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Miguel Reynaldo Jiron by Quitclaim Deed from Henry D. Pierce and wife, Emily S. Pierce, of record in Instrument No. 20120604-0048596, Register's Office for Davidson County, Tennessee.

Floribell Jiron, wife of Miguel Reynaldo Jiron, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3993 Keeley Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of May, 2012.

Miguel Reynaldo Jiron
Miguel Reynaldo Jiron

Floribell Jiron
Floribell Jiron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Miguel Reynaldo Jiron and Floribell Jiron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of May, 2012.

Diane K. Mann
Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13