WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120067169 DEEDWARR
Recvd: 09/07/12 09:46 2 pgs
Fees:13.00 Taxes:99.90
20120907-0081092

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $27,000.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 2012

Notary Public
My Commission expires: (Affix Seal)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Randall C. Morgan	SAME	071-16-0-282.00
1210 Montgomery Avenue		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Antonino Marquez Segura**, unmarried hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Randall C. Morgan**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 352 and the southerly 20 feet of Lot No. 351 on the Map of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 352 and the southerly 20 feet of Lot No. 351 adjoin and front together 50 feet on the westerly side of North Ninth Street and run back between parallel lines 165 feet to an alley in the rear.

Being the same property conveyed to Jose Iran Vilchiz Garcia, a single person, by deed from Federal Home Loan Mortgage Corporation, on June 24, 2011, of record in Instrument Number 20110705-0050974, Register's Office for Davidson County, Tennessee. And further conveyed to Antonio Marquez Segura by Quitclaim Deed from Jose Iran Vilchiz Garcia, a single person of record in Instrument Number 20120216-0013751, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 12, Register's Office Davidson County, Tennessee.

This is improved property known as: **1210 Montgomery Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 30, 2012.

Antonino Marquez Segura
Antonino Marquez Segura

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Antonino Marquez Segura** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2012

My commission expires 6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY