RECORD & RETURN TO

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120068503 DEEDWARR
Recvd: 09/12/12 11:22 2 pgs
Fees:13.00 Taxes:148.00
20120912-0082735

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this 7th day of September, 2012.

Notary Public
My commission expires: April 13, 2015

02-1208-48047

Address of New Owner:	Send Tax Bills to:	Tax Information
Jaime Sanchez	JAIME SANCHEZ	133-01-0-343.00
545 Drake Avenue	109 Catawba Court	
Nashville TN 37211	Antioch, TN 37013	

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, Cecelia Black Ivory, individually and Administratrix of the Estate of Angela Renee Ivory, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jaime Sanchez, married, hereinafter called the Grantee, his 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. 1-A, on the Plan of Zone Lot Division ReSubdivision of Lots 1, 2, 3, & 4 on the ReSubdivision of Lots 39 and 40 H. G. McNabb Subdivision, of record in Book 6250, Page 545, as amended in Book 6250, Page 546, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela Renea Ivory by Trustee's Deed from Martin E. Gilmore, Jr., Trustee, dated February 25, 1997, recorded February 26, 1997, of record in Book 10360, Page 9, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Angela Renea Ivory by Quitclaim Deed from M. G. Gaston, Jr., Trustee with full powers, dated February 25, 1997, recorded February 26, 1997, of record in Book 10360, Page 12, Register's Office for Davidson County, Tennessee. The said Angela Renee Ivory having since died intestate on May 31, 2012, leaving Cecelia Black Ivory as sole heir at law of the Estate of Angela Renea Ivory, deceased. See Docket No. 12P-1108, Probate Court Clerk's Office for Davidson County, Tennessee.

Angela Renea Ivory and Angela Renee Ivory being one and the same person.

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 545 Drake Avenue, 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 Grantee, his heirs, successors and assigns, forever. Grantors covenant with Grantee 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 Grantee, his 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 7th day of September, 2012.

Cecelia Black Ivory, individually

Cecelia Black Ivory, Administratrix of the Estate of Angela Renee Ivory

Estate of Angela Renee Ivory

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cecelia Black Ivory, sole heir, 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 Memphis, TN, this 7th day of September, 2012.

State of Tennessee at Large

My Commission expires

DENISE GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 04-10-2016

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cecelia Black Ivory, Administratrix of the Estate of Angela Renee Ivory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Memphis, TN, this 7th day of September, 2012.

State of Tennessee at Large

My Commission expires

DENISE GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 04-10-2016