BILL GARRETT, Davidson County
Trans:T20120092464 DEEDWARR
Recvd: 12/04/12 11:10 2 pgs
Fees:13.00 Taxes:240.50

20121204-0111401

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-121100881

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS
$65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of NOVEMBER, 2012.

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALONSO LUNA 3304 SAINDON STREET NASHVILLE, TN 37211	US Bank Mortgage #440 1555 American Blvd E Bloomington, MN 55425	133-01-0-292.00

FOR AND IN 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,

MAURICE C. FORREST, SR., SOLE HEIR OF THE ESTATE OF SHIRLEY JUNE BELL

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

ALONSO LUNA AND MARIA OCHOA SUAREZ, HUSBAND AND WIFE

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. 403 on the Map of Sunrise Heights second plan, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 403 fronts 50 feet on the east side of Calhoun Avenue and runs back between parallel lines 135 feet to an alley.

BEING the same property conveyed to Frank Thomas Bell, Jr. and wife, Shirley June Bell by Warranty Deed from Harold M. Marshall dated 3/18/77 and recorded 3/23/77 in Book 5127, Page 103, Register's Office for Davidson County, Tennessee. The said Frank Thomas Bell, Jr. having since died on February 26, 1996 and the said Shirley June Bell having died intestate on June 11, 2007, survived by her husband Maurice C. Forrest, Sr. as evidenced by Affidavits of Heirship recorded simultaneously herewith.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3304 SAINDON 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 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 our hands this 28th day of NOVEMBER, 2012.

Maurice C. Forrest Sr by Amy Hunt, Attorney in Fact

MAURICE C. FORREST, SR. BY AMY HUNT, ATTORNEY IN FACT

STATE OF NEW YORK
COUNTY OF Onondaga

On this the 28 day of November, 2012, before me personally appeared Amy Hunt to me known to be the person who executed the foregoing instrument in behalf of Maurice C. Forrest, Sr. as is Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Maurice C. Forrest, Sr.

Witness my hand and official seal at Liverpool, New York, this the 28 day of November, 2012.

Commission Expires: 10/11/15

Notary Public

RICHARD F CONNORS
Lic. #01C06249756
Notary Public-State of New York
Qualified in CAYU
My Commission Expires 10/11/2015