WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130011406 DEEDWARR
Recvd: 02/11/13 10:18 2 pgs
Fees: 13.00 Taxes: 479.15

20130211-0013800

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $129,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JANUARY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04944 ESTRADA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Isreal de Jesus Estrada Estrad	New Owner	16206027900
174 Townes Drive		
Nashville, TN 37211		

FOR AND 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,

JEFF K. HOLLINGSWORTH, UNMARRIED

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

DEJESUS ESTRADA AND NAYELI B. NEGRETE, HUSBAND AND WIFE
AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot 51, VALLEY GREEN, as shown on plat of record in Plat Book 4460, Pages 96-97, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeff K. Hollingsworth by Warranty Deed from Larry Hugh Dillon and wife, Eva Renee Dillon, recorded on the 28th day of June, 2000 in Instrument No. 200006280064159, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

(a.)County of Davidson taxes for the year 2013 and thereafter, not yet due and payable. (b) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. (c) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VALLEY GREEN, as recorded in Plat Book 4460, Page(s) 96-97, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (d)Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4622, Page 277 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is property known as 174 Townes 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 31st day of January, 2013.

X _____

Jeff K. Hollingsworth

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JEFF K. HOLLINGSWORTH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chattanooga (city) TN (state), this 31st day of January, 2013.

Notary Public Tina Geisler

My Commission Expires: 2/3/2015

TINA GEISLER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY