WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130019756 DEEDWARR
Recvd: 03/11/13 14:50 2 pgs
Fees:13.00 Taxes:476.93
20130311-0024109

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **4th** day of **March, 2013**

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Teresa Vazquez-Jenkins	New Owner	09113011500
(NAME)	(NAME)	
521 Stevenson Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Betsy Wilson, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Maria Teresa Vazquez-Jenkins, a married person**, hereinafter called the Grantee, her 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. 156 and the southerly portion of Lot No. 157 on the map of West Nashville Heights as of record in Book 332, page 127, Register's Office for Davidson County, Tennessee, said Lot No. 156 and part of Lot No. 157 front together 56 feet on the westerly side of Nall, formerly Stevenson Avenue, and extend back between lines 170 feet on the southerly line and 175 feet on the northerly line to an alley, measuring 82 feet thereon.

Being the same property conveyed to Betsy Wilson, unmarried, by Warranty Deed from Ernie Collins and wife, Linda Patterson Collins, dated January 29, 2007 of record in Instrument No. 20070202-0014237, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 521 Stevenson Street, Nashville, TN 37209

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, has 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 **4th** day of **March, 2013**

Betsy Wilson

Betsy Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Betsy Wilson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **4th** day of **March, 2013**

Laurie M Harris

Notary Public

My commission expires: 12-10-16

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY