BILL GARRETT, Davidson County
Trans:T20130020791 DEEDWARR
Recvd: 03/14/13 09:22 2 pgs
Fees:13.00 Taxes:206.79

20130314-0025330

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$55,890.00** (Fifty Five Thousand Eight Hundred Ninety).

Carl Tiesl
AFFIANT

Subscribed to and sworn before me this 8th day of March, 2013.

Dana Delworth
NOTARY PUBLIC MY COMMISSION EXPIRES: 10/8/16

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Amado Ariel Valey Vasquez 319 Flora Maxwell Road Nashville,TN 37215	new owner	14707012800

WARRANTY DEED

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/WE, **JAMES V. SCRIBNER, JR. AND WIFE FELICIA R. SCRIBNER**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **AMADO ARIEL VALEY VASQUEZ** unmarried, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 5th , formerly 7th, Civil District of said county and State, the westerly 70 feet of Lot 11 on the unrecorded of Chester Maxwell's Subdivision, described according to a survey made by E.J. Wilkinson Surveyor, October 7, 1953, as follows:

Beginning on the northerly margin of Flora Avenue, 100 feet east of the southeast corner of the property conveyed to Thomas Sweeney and wife, by deed from Chester Maxwell and wife, of record in Book 2029, page 66, Register's Office for said County; being the corner of Lots Nos. 10 and 11; thence with the line between said two lots northerly 115.3 feet; thence easterly 70 feet; thence southerly 115.3 feet to the northerly margin of Flora Avenue; thence with the same westerly 70 feet to the beginning.

Being the same property conveyed to James V. Scribner, Jr. and wife, Felicia R. Scribner by Deed of record in Book 10786, Page 651 Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **319 FLORA MAXWELL ROAD** **NASHVILLE,TN37215**

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

JJVS Jr

LTSR Number:

GTE File: 2013

WITNESS, this 8th day of March, 2013

James V. Scribner, Jr.

Felicia R. Scribner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of March, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James V. Scribner, Jr. and Felicia R. Scribner** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of March, 2013.

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

LTSR Number:

GTE File: 2013