① Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130023757 DEEDWARR
Recvd: 03/22/13 14:21 2 pgs
Fees:13.00 Taxes:495.80
20130322-0028721

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 134,000.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 15th day of March, 2013.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ELPIDIO ACOSTA FERNANDEZ	**SAME**	**14810012500**
3825 CREEKSIDE DRIVE		
NASHVILLE, TN 37211		

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 ACKNOWLEDGE, WE,

ANTONIA KORAKA, NOW KNOWN AS ANTONIA KORAKA DIAZ, MARRIED

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

ELPIDIO ACOSTA FERNANDEZ, UNMARRIED

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:

Being Lot No. 102 on the Map of Blanchard Heights, of record in Book 2663, Pages 62 and 63, Register's Office for said County.

Said Lot No. 102 fronts 70 feet on the northeasterly margin of Creekside Drive and extends back 287.62 feet on the northerly line and 251.32 feet on the southerly line to a broken line in the rear, measuring 113.2 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO ANTONIA KORAKA BY QUITCLAIM DEED FROM MARK HENRY RAINES DATED 04/13/07 AND RECORDED ON 04/16/07 IN INSTRUMENT NO. 20070416-0044901, SAID REGISTER'S OFFICE FOR SAID COUNTY.

EDWIN DIAZ ENTERS INTO THE EXECUTION OF THIS DOCUMENT TO CONVEY ANY AND ALL MARTIAL INTEREST IN SAID PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3825 CREEKSIDE 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 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 in 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 my/our hand(s) this 15th day of March, 2013.

ANTONIA KORAKA DIAZ (Formerly known as ANTONIA KORAKA)
BY Dir From AKD

EDWIN DIAZ

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, ANTONIA DIAZ AND HUSBAND, EDWIN DIAZ, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2013.

Notary Public

My Commission Expires: 8/16/14

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County