BILL GARRETT, Davidson County
Trans:T20130028391 DEEDWARR
Recvd: 04/08/13 13:48 2 pgs
Fees:13.00 Taxes:61.05
20130408-0034493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 16,500.00

Affiant

Subscribed and sworn to before me, this 26th day of March, 2013.

Notary Public

My commission expires:

Notary Seal present, but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARK DRIVER	New owner	081070176OO
1706 SAINT LOUIS STREET		
NASHVILLE, TN 37208		

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,

DEIVYS HERNANDEZ

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

MARK DRIVER, Married and JOAN OGLESBY, Married

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. 38 on the Plan of George Sheilds Second Addition to North Nashville, as of record in Book 57, Page 146, Register's Office for Said County. Said Lot No. 38 fronts 60 feet on the Northerly side of St. Louis Avenue and runs back between parallel lines, 150 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO DEIVYS HERNANDEZ BY WARRANTY DEED FROM PARMESH SHARMA, A SINGLE MAN DATED 02/22/11 AND RECORDED ON 03/01/11 IN INSTRUMENT NO. 20110301-0016450, SAID REGISTER'S OFFICE FOR SAID COUNTY.

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 1706 SAINT LOUIS STREET, NASHVILLE, TN 37208.

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 26th day of March, 2013.

DEIVYS HERNANDEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DEIVYS HERNANDEZ, 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 26th day of March, 2013.

Notary Public

My Commission Expires:

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

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds