File Bof 8

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $107,500.00. Affiant Subscribed and sworn to before me, this the 10th day of May, 2013. Notary Public My commission expires: (AFFIX SEAL)

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2016

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Erik G. Jiminez	**SWBC MORTGAGE**	**Map 133-12-0 Parcel 156-00**
229 Elysian Fields	**9311 SAN PEDRO AVE. #100**	
Nashville, TN 37211	**SAN ANTONIO, TX 78216**	

FOR AND IN 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,

Anita Clydine Everett, an unmarried widow

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

Erik G. Jiminez

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:

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Valley View Meadows, Section Three, as of record in Book 3700, Page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Claude Quenton Everett and wife, Anita Clydine Everett, by Deed dated October 13, 1967, from Randall Phillips Builders, Inc., a Tennessee Corporation, of record in Book 4181, Page 344, Register's Office for DAVIDSON County, Tennessee. Said interest is now vested in Anita Clydine Everett as surviving tenant by entirety, the said Claude Quenton Everett died on July 29, 2012.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved ( ) property, known as **229 Elysian Fields, Nashville, TN 37211**

BILL GARRETT, Davidson County
Trans:T20130040230 DEEDWARR
Recvd: 05/14/13 14:14 2 pgs
Fees:13.00 Taxes:397.75
20130514-0048634

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 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 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 **10th** day of **May, 2013.**

Anita Clydine Everett

Anita Clydine Everett

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Anita Clydine Everett,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **May, 2013.**

_____
Notary Public

My Commission Expires: 2/13/17