THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130047329 DEEDWARR
Recvd: 06/06/13 12:23 2 pgs
Fees:13.00 Taxes:676.73
20130606-0057602

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Timothy J. Trainor and Kelly O. Trainor, Trustees of the Trainor Living Trust dated September 29, 2010 325 Rosebank Avenue Nashville, TN 37206	Same as New Owner	83-7-252

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **we, PEDRO F. NAVAS and wife, ANGELA T. NAVAS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Timothy J. Trainor and Kelly O. Trainor, Trustees, or their successors in trust, under the Trainor Living Trust, dated September 29, 2010,** hereinafter called the Grantees, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Roselawn, Section 1, of record in Book 2133, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pedro F. Navas and wife, Angela T. Navas by deed from Michael K. Hester, unmarried at Instrument No. 2010122-30102128, filed on 12-23-2010, said Register's Office.

This is improved property known as **325 Rosebank Avenue, Nashville, Tennessee 37206**.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **28th** day of **May, 2013**:

Pedro F. Navas by Angela T. Navas
Attorney in Fact
Pedro F. Navas, by Angela T. Navas, Attorney in Fact

Angela T. Navas
Angela T. Navas

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

On this 28th day of May, 2013, before me personally appeared **Angela T. Navas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Pedro F. Navas**, and who acknowledged that such person executed the same as the free act and deed of **Pedro F. Navas**. Witness my hand and official seal, this the 28 day of **May, 2013**.

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: Dec. 3, 14

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANGELA T. NAVAS**, the bargainors, 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, this 28th day of May, 2013:

Notary Public

My Commission Expires: 6.3.14

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $182,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF MAY, 2013:

Notary Public

My Commission Expires: 6.3.14

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON