Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 13040061

BILL GARRETT, Davidson County
Trans:T20130049394 DEEDWARR
Recvd: 06/12/13 14:42 2 pgs
Fees:13.00 Taxes:307.10
20130612-0059949

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $83,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2013.

Notary Public
My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mona Pedro 2406 Brasher Ave Nashville TN 37206	New Owner	Tax Parcel ID No. 072-13-0 155.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth Y. McMillin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mona Pedro**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 107, REVISION OF PART OF TREVECCA, as shown on plat of record in Plat Book 421, Page 169, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Robert H. Braswell, unmarried to Kenneth Y. McMillin, unmarried as recorded on the 20th day of August, 2004 in Instrument No. 20040820-0101036, Scrivener's Affidavit of Correction as recorded on the 29th day of March, 2007 in Instrument No. 20070329-0037353, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION OF PART OF TREVECCA, as recorded in Plat Book 421, Page(s) 169.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2406 Brasher Ave Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2013.

Kenneth Y. McMillin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Y. McMillin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2013.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

Notary Public

My Commission Expires: _____