BILL GARRETT, Davidson County
Trans:T20130053065 DEEDWARR
Recvd: 06/24/13 09:42 2 pgs
Fees:13.00 Taxes:259.00
20130624-0064294

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
928 Jackson Street
Manchester, TN 37355

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $70,000.00.

Affiant

Subscribed and sworn before me this the 13th of June, 2013.

Notary Public
My commission expires:

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anastacio Manriquez Perez 1914 Dahlia Circle Nashville, TN 37210	New Owner	95-5-5

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James M. Stiles and wife, Nadine A. Stiles,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anastacio Manriquez Perez and husband, Jose Juan Manriquez Ruiz, as tenants by the entirety,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 53 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93, Register's Office for said County.

Said Lot No. 53 fronts 55 feet on the west side of Dahlia Circle, as measured around a slight curve, 297.2 feet on the northerly line and 265.8 feet on the southerly line to the easterly right of way line of the Tennessee Central Railway on which it measures 349.2 feet.

Being the same property conveyed to James M. Stiles and wife, Nadine A. Stiles by deed from Charles Allen Fisher and wife, Mary Fisher of record in Book 4518, page 30, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THIS IS IMPROVED PROPERTY KNOWN AS 1914 Dahlia Circle, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of June, 2013.

James M. Stiles

Nadine A. Stiles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James M. Stiles and Nadine A. Stiles, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June, 2013.

My commission expires:

Sept. 28, 2015

JOHN H. BELL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Public

J.M.S. N.A.S.