BILL GARRETT, Davidson County
Trans:T20130057753 DEEDWARR
Recvd: 07/08/13 10:17 2 pgs
Fees:13.00 Taxes:277.50

20130708-0070163

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me this 27th day of June, 2013.

Notary Public
My commission expires: June 14 2015

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

02-1306-48543

Address of New Owner:	Send Tax Bills to:	Tax Information
Maribel Grajeda 3027 Harlin Dr. Nashville TN 37211	New owner New owner	119-13-0-021.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James W. Ayers, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Maribel Grajeda, hereinafter called the Grantees, their successors 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. 54, on the Map of an Addition to and Revision of certain lots in the H. G. McNabb Subdivision, of record in Book 1130, Page 79, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Ayers by deed from Marie C. Osborne, unmarried, dated September 26, 2008, recorded October 8, 2008, of record in Instrument No. 20081008-0102063, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3027 Harlin Dr., Nashville, TN 37211

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 27th day of June, 2013.

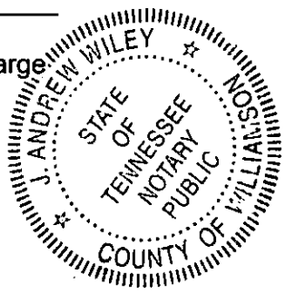
James W. Ayers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James W. Ayers, 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 in Brentwood, TN, this 27th day of June, 2013.

Notary Public
State of Tennessee at Large



My Commission expires

1/19/14