Record and Return
Tennessee Title Services
101 Springhouse Ct s-202
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130068331 DEEDWARR
Recvd: 08/08/13 14:59 2 pgs
Fees:13.00 Taxes:508.75
20130808-0083470

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $137,500.00.

Affiant

Subscribed and sworn to before me this 1st day of August, 2013

Notary Public
My Commission expires: 10-18-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nemorio Vasquez	First Bank	119-07-0-110.01
2632 Glenrose Avenue	3500 Blue Lake Drive, Ste 325	
Nashville, TN 37210	Birmingham, AL 35243	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ronald S. Sidler**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nemorio Vasquez, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Beginning at a point on the northerly right-of-way of Glenrose Avenue, 31.11 feet west of the point of Curvature of a 1.533 degree curve which is 50.68 feet east (on the southerly right-of-way of said Glenrose Avenue) of the easterly radius point at the intersection of Blackstone Place and Glenrose Avenue, as shown in the plat of Thompson Lane Park, of record in Book 2331, page 138, Register's Office for Davidson County, Tennessee; thence with the northerly right-of-way of said Glenrose Avenue N 74° 12' W 100.00 feet to a point; thence N 15° 48' E, 304.5 feet to a point in the southerly right-of-way of the N° C° & St. L. Railroad; thence S 86° 49' E., 102.63 feet to a point in said right-of-way of said Railroad; thence S 15° 48' W, 327.13 feet to the point of beginning. Containing 0.720 Acres.

Being the same property conveyed to Joseph Morris Sidler, by deed on August 11, 1986, of record in Book 6946, page 392, Register's Office for Davidson County, Tennessee. Joseph Morris Sidler died testate on June 23, 2012, a resident of Davidson County, Tennessee, and his Last Will and Testament, naming Ronald S. Sidler as his sole beneficiary, was admitted to probate by the Probate Court of Davidson County, Tennessee on August 8, 2012 at Cause No. 12P-1048. Furthermore, Ronald S. Sidler qualified as Executor of the Estate of Joseph Morris Sidler on August 8, 2012.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Easement of record in Instrument Number 20120228-0017172, Register's Office Davidson County, Tennessee.

This is improved property known as: **2632 Glenrose Avenue, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 1, 2013.

Ronald S. Sidler
Ronald S. Sidler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald S. Sidler** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 1, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY