File No. 2013110

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2013

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

BILL GARRETT, Davidson County
Trans: T20130071492 DEEDWARR
Recvd: 08/19/13 15:20 2 pgs
Fees: 13.00 Taxes: 592.00

20130819-0087213

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria Villicana	New Owner	136-09-0-033
(NAME)	(NAME)	
2417 Bayview Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John Tinstman, Sr and John Tinstman, Jr, as Tenants in Common** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Victoria Villicana, a single woman,** hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in Davidson County State of Tennessee, described as follows, to-w i t :

Land in Davidson County, Tennessee, being Lot no. 5 on the Plan of Section One, Bayview of record in Plat Book 9700, Page 330, Register's Office for said County.

Said Lot No. 5 fronts 70.00 feet on the westerly margin of Bayview Drive and extends back 150.63 feet on the northerly line and 156.44 feet on the southerly line to a dead line in the rear, measuring 70.24 feet thereon.

Being the same property conveyed to John Tinstman, Sr. and John Tinstman, Jr. as Tenants in Common by deed from John W. Idoux and spouse, Teresa R. Idoux, of record in Instrument No. 20080718-0073727, dated July 16, 2008, said Register's Office

The said Sarai Tinstman joins in the execution of this Warranty Deed to convey any and all marital status interest she may have in and to the said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2417 Bayview Dr, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hands this 6th day of August, 2013.

John R. Tinstman, Sr by John R. Tinstman, Jr, Attorney-in-Fact

John R. Tinstman, Jr.

Sarai Tinstman by John R. Tinstman, Jr, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named John R. Tinstman, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2013.

Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 6th day of August 201 before me personally appeared John R. Tinstman, Jr. 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 John R. Tintsman, Sr. and Sarai Tinstman and who acknowledged that he executed the same as the free act and deed of John R. Tinstman, Sr. and Sarai Tinstman.

Witness my hand and official seal at this 6th day of August, 2013.

Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File Number:2013110

RETURN TO:

Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215