Davidson County DEEDWARR
Recvd: 09/04/13 12:50 3 pgs
Fees:18.00 Taxes:67.23
20130904-0093157

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of September, 2013, by and between Rosa Lee Houston and Reginald E Moorman, , party of the first part, and Arturo Rodriguez, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the rear portion of Lot No. 227 in the Plan of McGavock, Wetmore & others Second Addition in Nashville, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County, described as follows:

Beginning at the southwest corner of Heiman Street, an alley, being the northeast corner of said Lot No. 227; thence with the southerly margin of said street, westerly 50 feet to a point 120 feet easterly from the easterly margin of 14th Avenue North, formerly Alberta Avenue; thence southerly, parallel with said Avenue, 50 feet to the line between Lots Nos. 227 and 228; thence with said line, easterly 50 feet to the westerly margin of said alley; thence with the westerly margin of said alley, northwardly 50 feet to the beginning.

Being all or part of the same property conveyed to Rosa Lee Houston and Reginald E. Moorman, by virtue of that certain Quit Claim Deed dated October 20, 2003, at Instrument No. 20031027-0157997 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rosa Lee Houston

Rosa Lee Houston

Reginald E. Moorman

Reginald E Moorman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rosa Lee Houston and Reginald E Moorman, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of September, 2013.

Memorie White

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Arturo Rodriguez
3967 Crouch Dr
Nashville, TN 37207

Tax Parcel No 08116003700

Property Address: 1207 Heiman St
Nashville, TN 37208

MAIL TAX
BILLS TO: owner at owners address

Firm File #: 20130825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $18,169.77 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Arturo Rodriguez
AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of September, 2013.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016