BILL GARRETT, Davidson County
Trans:T20130080809 DEEDWARR
Recvd: 09/18/13 10:36 2 pgs
Fees:13.00 Taxes:444.00

20130918-0098249

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT130800506

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me this 30th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

R-VRES-13-3340

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MY COMMISSION EXPIRES:
September 9, 2014

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abel Ramirez Osorio	Fifth Third Mortgage Co. (NAME)	
3340 Percy Priest Drive	P.O. Box 630412	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Cincinnati OH 45274-0134	096-16-0-012.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LEWIS W. HIMES, MARRIED AND MICHAEL D. HIMES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ABEL RAMIREZ OSORIO, married hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 ON THE PLAN OF HICKORY BEND SUBDIVISION, SECTION 5 OF RECORD IN PLAT BOOK 3600, PAGE 45, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LEWIS W. HIMES AND MICHAEL D. HIMES, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY DEED FROM TERESA C. HIMES, MICHAEL D. HIMES AND LEWIS W. HIMES OF RECORD AT INSTRUMENT NO. 20031110-0164109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 6, 2003 AND RECORDED ON NOVEMBER 10, 2003. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTORS.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 3600, PAGE 45, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3340 Percy Priest Drive, Nashville, Tennessee 37214
(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 hand(s) this 30th day of August, 2013.

Lewis W. Himes by Michael D. Himes,
Attorney in Fact

Michael D. Himes

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 30 day of August, 2013.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared MICHAEL D. HIMES 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 LEWIS W. HIMES AND MICHAEL D. HIMES and who acknowledged he/she/they executed the same as the free act and deed of the said LEWIS W. HIMES AND MICHAEL D. HIMES.

Witness my hand and official seal, this the 30 day of August, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903