BILL GARRETT, Davidson County
Trans:T20130083937 DEEDWARR
Recvd: 09/27/13 15:08 3 pgs
Fees:18.00 Taxes:1154.40
20130927-0101987

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**2 Cadillac Drive**
**Brentwood, TN 37027**

**ADDRESS NEW OWNER:**
**Mary Elizabeth Oropeza**
**1114 Lawrence Avenue**
**Nashville, Tennessee 37204**

**SEND TAX BILL TO:**
**Mortgagee**

**MORTGAGEE:**
new owner

**MAP** **105-103**
**GROUP**
**PARCEL** **184.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Danny Nozel, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Mary Elizabeth Oropeza and Louie Oropeza, wife and husband**, hereinafter called the GRANTEES, their heirs 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. 1 on the Plan of Edgehill Estates, Section 50, of record in Plat Book 4470, page 64, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at an iron pin in the northerly margin of Lawrence Avenue, as widened; thence with the margin of said Avenue, north 82 deg 44 min west, 34.93 feet to a point in the beginning of a curve; thence around said curve, northwesterly 38.19 feet to an iron pin in the easterly margin of 12th Avenue South, as widened; thence with the same, north 4 deg 47 min east, 91.17 feet to a monument in the beginning of a curve; thence around said curve, northeasterly 32.28 feet to an iron pin in the southerly margin of Alley No. 666; thence with the same, south 82 deg 44 min east 38.72 feet to an iron pin; thence 5 deg 06 min west, 142 feet to the point of beginning.

Being the same property conveyed to Danny Nozel, unmarried by deed dated September 17, 2008 from Double-Deez, LLC, a Tennessee limited liability company of record in Instrument no. 20080918-0095441, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **1114 Lawrence Avenue, Nashville, Tennessee 37204.**

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 and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **24th** day of **September, 2013.**

**Danny Nozel**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Danny Nozel, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of September, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

ROBERT M. LOFFI
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $312,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of September, 2013.

NOTARY PUBLIC

My Commission Expires 5 to 16

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.