BILL GARRETT, Davidson County
Trans:T20130084926 DEEDWARR
Recvd: 10/02/13 08:59 2 pgs
Fees:13.00 Taxes:1788.95

20131002-0103186

# WARRANTY DEED

B-PR-13-3431

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,500.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Maria Cristina Garcia | First Financial Services, Inc. | |
| 605 Holt Run Ct. | (NAME) 6230 Fairview Road, Suite 450 | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Charlotte, NC 28210 | 117-07-0-127.00 |
| (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 AMANDA J. PARSONS AND JEFFREY J. NELSON, WIFE AND HUSBAND
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICARDO BERON AND MARIA CRISTINA GARCIA, HUSBAND AND WIFE, 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 THE NORTHERLY ONE-HALF OF LOT NO. 111 ON THE PLAN OF THE NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE OF RECORD IN PLAT BOOK 547, PAGE 156, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 111 FRONTS 100 FEET ON THE WESTERLY SIDE OF STOKESMONT AVENUE, FORMERLY HORD STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO AMANDA J. PARSON, AN UNMARRIED WOMAN AND JEFFREY J. NELSON, AN UNMARRIED MAN, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM BARBARA J. SCHULZ, UNMARRIED OF RECORD AT INSTRUMENT NO. 20100401-0024518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 31, 2010 AND RECORDED ON APRIL 1, 2010. AMANDA J. PARSON AND AMANDA J. PARSONS ARE ONE IN THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 156 AND BOOK 1490, PAGE 615, 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 3431 Stokesmont Road, Nashville, Tennessee 37215
(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 26th day of September, 2013.

Amanda J. Parsons

Jeffrey J. Nelson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA J. PARSONS AND JEFFREY J. NELSON, 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 26th day of September, 2013.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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