THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 10/04/13 14:12 3 pgs
Fees:18.00 Taxes:1110.00
20131004-0104667

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me as of the 24th day of September, 2013.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Eugene H. Nelson 3701 Meadowbrooke Avenue Nashville, TN 37205	SAME AS OWNER	091-11-0-214.00 & 091-11-0-215.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Osman Manzamares, a married man**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Eugene H. Nelson, a single man,** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I:

Land in Davidson County, Tennessee, Being Lot No. 1001 and the easterly 15' of Lot No. 1003, of Block 157, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lot No. 1001 and the easterly part of Lot No. 1003 front together 50' on the northerly side of Georgia Avenue and runs back between parallel lines, with the westerly margin of 51st Avenue, North, formerly 10th Street, 150' to an alley.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 1005 and 1007 and the west 10' of 1003 of Block 157, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lots Nos. 1005 and 1007 and the westerly 10' of 1003 adjoin and front together 60' on the northerly side of Georgia Avenue and run back between parallel lines 150' to an alley.

Being the same property conveyed to Osman Manzamares by Deed from Joann Early of record at Instrument No. 20081001-0099784 20081001-0099784, Register's Office for Davidson County, Tennessee, dated September 9, 2008 and recorded on October 1, 2008.

Grantor warrants that the property described herein is not the principal residence of Tiffany Manzamares, wife of Grantor, and is not subject to the homestead exemption

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" 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, except as stated herein as follows:

a) Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.

b) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

c) Taxes for the year 2013 a lien, not yet due and payable.

d) Subject to all matters shown on the Plan of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.

e) Rights of tenants, as tenants only, under recorded or unrecorded leases.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 24th day of September, 2013.

Osman Manzamares

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Osman Manzamares 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 24th day of September, 2013.

Notary Public

My Commission Exp. 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

I, the undersigned, 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.

Janet Gers

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley W. Morgan

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016