(1)

Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20130086858 DEEDWARR
Recvd: 10/08/13 09:26 2 pgs
Fees: 13.00 Taxes: 366.30

20131008-0105454

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $99,000.00

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 30th day of September, 2013.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
German O. Alvarenga Amaya 3227 Vailview Drive Nashville, TN 37207	New Owner	05015011800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TUJUANA WILLIAMS, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to GERMAN O. ALVARENGA AMAYA, hereinafter called the Grantee, his successors 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. 516 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, Page 31, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Rose Brown by deed from Ralph G. Weakley and wife, Ronalda K. Weakley dated 10/26/72 of record in Book 4650, Page 618, Register's Office of Davidson County, Tennessee. Rose Brown died testate on 12/24/12, and by Last Will and Testament of Rose L. Brown admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, the property herein described was devised to Tujuana Williams.

Grantor herein makes oath that the within described property is neither her principal residence nor the principal residence of her spouse and/or dependents.

SUBJECT TO all matters appearing on plat of record in Book 3300, Page 31, and to any and all other applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 3227 Vailview Drive, Nashville, TN 37207.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 30th day of September, 2013.

~~TUJUANA~~ WILLIAMS
Tujuanna

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ~~TUJUANA~~ WILLIAMS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained. Tujuanna

Witness my hand and seal at office on this 30th day of September, 2013.

Notary Public

My Commission expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN

My Comm. Expires
May 5, 2015