WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130092830 DEEDWARR
Recvd: 10/30/13 10:07 2 pgs
Fees:13.00 Taxes:203.87

20131030-0112596

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $55,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/3/2016

(AFFIX SEAL)

KIMLEY PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Flavio Martinez	Flavio Martinez	11902021500
(NAME)	(NAME)	
343 Willard Drive	343 Willard Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alice M. Klingshirn unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Flavio Martinez and Rosalia Ramirez, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 89 and the westerly 25 feet of Lot No. 90 on the Map of the Resubdivision of Lots 7, 8, 9, 10, and parts of Lots 6, 11, 12, and 13, Cumberland Nurseries, as of record in Plat Book 332, page 36, Register's Office for said County . Said Lot No. 89 and part of Lot No. 90 front 75 feet on the southerly side of Valeria Street and extend back between parallel lines 150 feet to an ally.

Being the same property conveyed to Alice M. Klingshirn unmarried by Deed from James M. Beuerlein and wife, Maribeth Beuerlin, dated November 12, 1976 and filed in Book 5034, page 167, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 332, Page 36, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 105 Valeria Street, Nashville, TN 37210
(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/or 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/or 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 25th day of October, 2013.

Alice M. Klingshirn

State of Tennessee
County of Davidson

Personally appeared before me Alice M. Klingshirn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of October, 2013.

Notary Public
My Commission Expires: 6/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122