WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104502 DEEDWARR
Recvd: 12/16/13 10:16 2 pgs
Fees:13.00 Taxes:240.50
20131216-0126678

STATE OF TENNESSEE
COUNTY OF DeKalb

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of December, 2013.

Notary Public

My Commission Expires: 9-5-2016
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC CHERYL DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon Criswell (NAME)	Same (NAME)	07202010300
3601 Baxter Avenue (ADDRESS)	3607 Baxter Avenue (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville TN 37216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, John Wesley Quintero, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Vernon Criswell, unmarried, hereinafter called the Grantee, his 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. 69 on the plan of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County.

Included in the above-described lands; however, expressly excluded from this conveyance are lands conveyed to The Metropolitan Government of Nashville and Davidson County recorded in Book 11403, page 493, Register's Office, Davidson County, Tennessee.

Being the same lands conveyed to Louis Quintero and wife Ruby S. Quintero from Virgie Dickson Gowans and husband, J. M. Gowans by Deed dated October 1, 1954 and recorded October 19, 1954 in Book 2302, page 141, Register's Office, Davidson County, Tennessee.

Louis Quintero predeceased Ruby S. Quintero. Ruby S. Quintero is now deceased leaving John Wesley Quintero as her only heir.

This is improved property known as: 3601 Baxter Avenue, Nashville, Tennessee 37216.

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the grantor has hereunto affixed his signature on this the 13 day of December, 2013.

John Wesley Quintero

STATE OF TENNESSEE

COUNTY OF DeKALB

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John Wesley Quintero, the bargainor, with whom I am personally acquanted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 13 day of December, 2013.

Tara Michelle Tolbert
Notary Public

My Commission Expires: 10/18/17

TARA MICHELLE TOLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY