BILL GARRETT, Davidson County
Trans:T20130105093 DEEDWARR
Recvd: 12/17/13 14:45 2 pgs
Fees:13.00 Taxes:148.00

20131217-0127505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 40,000.00

Affiant

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

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| JUAN CARLOS CASANOVA<br>LORELI VALVERDE | CASH SALE – New Owner | 07101006900 |
| 2201 OLD MATTHEWS RD. | Same | |
| NASHVILLE, TN 37207 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**SARAH L. BROOKS, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JUAN CARLOS CASANOVA and LORELI VALVERDE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Nos. 29 and 30 on the Map of E.C. Scruggs Monticello Subdivision, as of record in Book 57, Page 138, Register's Office for said County.

Said lots adjoin and front together 166 feet on the south side of Winstead Avenue and run back between lines 100 feet on the east line of Lot No. 29 and 112.2 feet on the west line of Lot. No. 30 to an alley in the rear, measuring 115 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO SARAH L. BROOKS BY QUITCLAIM DEED FROM SARAH L. BROOKS AS THE EXECUTRIX OF DECEDENT'S ESTATE DATED 04/29/2008 AND RECORDED ON 05/13/2008 IN INSTRUMENT NUMBER 20080513-0049312 SAID REGISTER'S OFFICE SAID COUNTY.

BEING ALSO THE SAME PROPERTY CONVEYED TO ERVIN C. BENDER, BY QUITCLAIM DEED FROM SARAH L. BROOKS DATED 02/23/2007 AND RECORDED ON 20070223-0022810 SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2201 OLD MATTHEWS RD., 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 30th day of October, 2013.

Sarah L Brooks
SARAH L. BROOKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SARAH L. BROOKS, the within named Grantors, 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, at office, this 30th day of October, 2013.

Notary Public

My Commission Expires: 7-24-17