WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

x Fredilberto Alcauter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2014.

Deanie L Gregory
Notary Public

MY COMMISSION EXPIRES: March 08, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fredilberto Alcauter and wife, Monica Saucedo	Same as New Owners	14707008700
(NAME)	(NAME)	
4415 Winston Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, Reyes Construction, Inc., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDILBERTO ALCAUTER AND WIFE, MONICA SAUCEDO, HEREINAFTER CALLED THE GRANTEE, THEIR 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, beginning at a stone, the east line of land of McPherson (in 1871) and running west 210 feet; thence North 210 feet; thence East 210 feet; thence South 210 feet to the beginning and bounded on the North by 30 feet Avenue; South by land of Black, East by the lands of Jas. Kinnard and Melvin Winstead; and west by the land of Muse Sumner. (Metropolitan Planning Department - Online Mapping Parcel Report shows lot size to be 185x192 feet irregular).

Being the same property conveyed by Warranty Deed dated April 19, 2013 to Reyes Construction, Inc., from Mitchell Begley of record in Instrument No. 20130422-0039557, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHTS-OF-WAY OF ANY PUBLIC ROADS OR STREETS AND SUBJECT TO AGREEMENT FOR SANITARY SEWER AND/OR STORM DRAINAGE TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 5285, PAGE 60, SAID REGISTER'S OFFICE.

BILL GARRETT, Davidson County
Trans:T20140001813 DEEDWARR
Recvd: 01/09/14 09:26 2 pgs
Fees:13.00 Taxes:481.00
20140109-0002299

unimproved ☐

This is improved ☑ property, known as 4415 Winston Avenue, Nashville, TN 37211
(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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 8th day of January, 2014.

Reyes Construction, Inc.

By: _____
Pedro Reyes, President

By: _____
Deanna Reyes, Vice-President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Pedro Reyes & Deanna Reyes with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President & V-P * of **Reyes Construction, Inc.**, the within named bargainor, a corporation, and that they as such President & V-P being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by themselves as such President and Vice-President

*respectively

WITNESS my hand and seal, this 8th day of January, 2014.

My Commission Expires:
March 03, 2014

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115