WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140012792 DEEDWARR
Recvd: 02/24/14 14:25 2 pgs
Fees:13.00 Taxes:148.00
20140224-0015699

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

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 THE 21ST DAY OF FEBRUARY, 2014

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Jones	New owner	05912004700
(NAME)	(NAME)	
6770 Bly Trice Road		
(ADDRESS)	(ADDRESS)	
College Grove, Tennessee 37046		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Puertas Abiertas, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan Jones a married man and Matt Engesath a married man, 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:

The following described property located in the City of Nashville, in Davidson County, Tennessee, to-wit:

Lot 74, Section Two, Highland Trace Subdivision, as shown on Plat of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Puertas Abiertas, LLC, by deed of record in Instrument No. 20111101-0084865, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2412 Woodale Lane, Nashville, TN 37207

(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 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 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 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 21st day of February, 2014.

Puertas Abiertas, LLC, a Tennessee limited liability company

By: a

Luis del Mazo, authorized representative

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Luis del Mazo with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the authorized representative of Puertas Abiertas, LLC and that he as such authorized representative executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as authorized representative.

Witness my hand and official seal at Franklin, Tennessee this 21st day of February, 2014.

Commission expires:

Notary Public