PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140016192 DEEDWARR
Recvd: 03/10/14 13:56 2 pgs
Fees:13.00 Taxes:999.00
20140310-0019981

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref(_____) Title No: 53238
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Juan Vallarino Neith Elizabeth Vallarino 198 37th Ave. North Nashville, TN 37209	New Owner

TAX MAP-PARCEL NUMBERS: 104-1-138.00

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$270,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **American Home Buyers Network, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Juan Vallarino and wife, Neith Elizabeth Vallarino** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 150 feet of Lot No. 29 on the Map of a Subdivision of the Northwest Part of West End Land Company Property, of record in Book 421, Page 152, Register's Office for said County.

Said part of Lot No. 29 fronts 66 feet on the easterly margin of 37th Avenue North, formerly Pilcher Street, and extends back between lines 150 feet to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to American Home Buyers Network, Inc. by deed from Sarah H. Collins, dated June 28, 2013, recorded July 2, 2013 in Instrument No. 20130702-0068461, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 421 Page 152, said Register's Office, and all other existing easements and restrictions as shown of record.

This is improved property, known as: 198 37th Avenue North, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of MARCH, 2014.

American Home Buyers Network, Inc.

By: Mark Everitt
Title: **President**

State of OHIO
County of WAYNE

Before me, the undersigned, personally appeared **Mark Everitt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President** (or other officer authorized to execute this instrument) of **American Home Buyers Network, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Wooster Ohio this the 4th day of MARCH, 2014.

Notary Public

My Commission Expires: FEB 2, 2015

NOTARY PUBLIC STATE OF OHIO

CHRISTOPHER K. FOY
Notary Public, State of Ohio
My Comm. Expires Feb. 2, 2015

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $270,000.00

Affiant

Sworn and subscribed before me this the 6th day of March, 2014.

CAROLYN BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

My Commission Expires: 3/24/17

Wldoc: Deed Wty—12/92