BILL GARRETT, Davidson County
Trans:T20140018990 DEEDWARR
Recvd: 03/21/14 10:43 2 pgs
Fees:13.00 Taxes:495.80
20140321-0023374

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of March, 2014, by and between Cynthia Dent-Kennedy and Patricia Dent Robertson, party of the first part, and Pedro Navas and Angela Navas, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lots No. 51 and 52, Section Two, of the plan of Haynes Heights Subdivision, as of record in Book 2331, Page 58, Register's Office for said County.

Being all or part of the same property conveyed to Cynthia Dent-Kennedy and Patricia Dent Robertson by virtue of that certain Quit Claim Deed dated September 12, 2009, at Instrument No. 20090918-0087103 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Cynthia Dent-Kennedy 3/18/14
Cynthia Dent-Kennedy

STATE OF FL
COUNTY OF Palm Beach

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Cynthia Dent-Kennedy and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of March, 2014.

Dawn L. Sherwood
Notary Public

My Commission Expires: 8/20/15

Notary Public State of Florida
Dawn L Sherwood
My Commission EE122023
Expires 08/20/2015

Patricia Dent Robertson

Patricia Dent Robertson

STATE OF MD
COUNTY OF WASHINGTON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Patricia Dent Robertson , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of March, 2014.

Notary Public

RAE E. DARBY
Notary Public
Washington County
Maryland
My Commission Expires Oct 13, 2014

My Commission Expires: _____

Property Owner & Address: Pedro Navas and Angela Navas

Tax Parcel No 07004008800

Property Address: 617 W Nocturne Drive
Nashville, TN 37207

MAIL TAX
BILLS TO: NEW OWNER
617 W. Nocturne Drive
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $134,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of March, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066