BILL GARRETT, Davidson County
Trans:T20140035604 DEEDWARR
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Fees:13.00 Taxes:296.00

20140521-0043907

THIS INSTRUMENT WAS PREPARED BY:

Tom R. Smith
Attorney At Law
100 Thompson Lane
Nashville, TN 37211
(615) 333-0099

NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Albert Jimenez Vargas 12242 Hester Place Garden Grove, CA 92841	Same	147 040 046

WARRANTY DEED

For and in consideration of the amount of Eighty Thousand Dollars ($80,000.00), I, Andrew Crusoe Poteete, hereby convey to Mr. Albert Jimenez Vargas, his successors and assigns, to have and hold all rights, title and interest from this day forward, the following described tract or parcel of improved real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 114 on the plan of Beverly Heights, Section 2, as of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 114 fronts 180 feet on the easterly side of Humber Drive and runs back 180 feet on the northerly line and 222.9 feet on the southerly line to a dead line, measuring 176.2 feet thereon.

Being the same property conveyed to Andy C. Poteete and wife, Lillian R. Poteete, by deed from Aaron B. Hutchison and wife, Helen H. Hutchison, of record in Book 2691, page 423, said Register's Office. By divorce decree Andy C. Poteete and Lillian R. Poteete held said property as tenants in common with right of survivorship. And upon the death of Lillian R. Poteete, said real property descended to Andrew C. Poteete.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 80,000.00
_____, Affiant
Subscribed and sworn before me this the
21 Day of May, 2014.
_____ Deputy Register

By deed of record at Book 6027, Page 779 in the Register's Office for Davidson County, Tennessee, Andrew C. Poteete and Lillian R. Poteete were conveyed as joint tenants with right of survivorship the above described tract or parcel of land in Davidson County, Tennessee, by quitclaim deed from Glendon M. Fisher, Jr.

The said Lillian R. Poteete died a resident of Davidson County, Tennessee, on January 16, 2012. At the time of her death the said Lillian R. Poteete was unmarried, left no will and her personal property was of low enough amount that it was possible for a small estate to be opened and administered in Davidson County Probate Court under Docket No. 12P-251.

The real property as described above is owned by Andrew Crusoe Poteete following the death of Lillian R. Poteete as is recorded as instrument 20120426-0035870 in the Register's Office in Nashville, Davidson County, Tennessee.

This is improved property commonly known as 4812 Humber Drive, Nashville, Davidson County, Tennessee, 37211.

WITNESS MY HAND this 20th day of May, 2014.

Andrew C Poteete
ANDREW C. POTEETE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public, ANDREW C. POTEETE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of May, 2014.

NOTARY PUBLIC

My Commission Expires: June 19th 2016

ERIN E. CARTER
Notary Public
RUTHERFORD COUNTY, TN