Warranty Deed

BILL GARRETT, Davidson County Trans:T20140037725 DEEDWARR Recvd: 05/30/14 10:05 2 pgs Fees:13.00 Taxes:148.00 20140530-0046491	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 28th day of May, 2014. Notary Public My commission expires: 3-4-15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Carlos Olivares	New Owner	
1823 Delta Avenue		081-08-0-116.00
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN D. JONES AND WIFE, WHITNEY L. JONES, AND MATTHEW D. ENGESATH AND WIFE, KERI R. ENGESATH,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLOS OLIVARES,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 374 on the Plan of North Nashville Realty Company (erroneously referenced in prior deeds as Company's) Plan, of record in Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leland D. Watts, married, by Deed from Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Argent Securities, Inc., Asset Backed Pass Through Certificates, Series 2004-PW1, of record in Instrument No. 20090129-0007660, in the Register's Office for Davidson County, Tennessee, dated January 21, 2009 and recorded January 29, 2009.

Further being part of the same property conveyed to Jonathan D. Jones and wife, Whitney L. Jones and Matthew D. Engesath and wife, Keri R. Engesath by deed from Leland D. Watts, married of record in Instrument No. 20130529-0053889 Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on May 29, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1823 Delta Avenue, Nashville, TN 37208.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of May, 2014.

Jonathan D. Jones

Whitney L. Jones

Matthew D. Engesath

Keri R. Engesath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan D. Jones and Whitney L. Jones and Matthew D. Engesath and Keri R. Engesath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY