BILL GARRETT, Davidson County
Trans:T20140041533 DEEDWARR
Recvd: 06/12/14 11:40 2 pgs
Fees:13.00 Taxes:917.60

20140612-0051285

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $248,000.00

Affiant

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMM. EXP. 12/27/15

Subscribed and sworn to before me, this 10th day of June, 2014.

Notary Public
My commission expires: 12-27-15

03-1405-38170

Address of New Owner:	Send Tax Bills to:	Tax Information
Flormari Maldonado 512 East Bend Drive Nashville TN 37209	Avenue Bank 111 10th Avenue So. #100 Nashville TN 37203	091-13-0-071.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melissa G. Duke, now Rivera, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Flormari Maldonado, an unmarried woman**, hereinafter called the Grantees, their successors 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. 6 of Block D, on the Plan of Crolywood Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melissa G. Duke by deed from Gary Duke, dated May 26, 2004, recorded June 1, 2004, of record in Instrument No. 20040601-0064113, Register's Office for Davidson County, Tennessee. Melissa G. Duke having since married, and now being known as Melissa G. Rivera.

Jeovani Rivera, the spouse of the Grantor, hereby joins in this conveyance for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 512 East Bend Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of June, 2014.

Melissa G. Duke, now Rivera

Jeovani Rivera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa G. Duke, now known as Melissa G. Rivera and Jeovani Rivera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of June, 2014.

State of Tennessee at Large

My Commission expires: 3/4/15.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY