BILL GARRETT, Davidson County
Trans:T20140044662 DEEDWARR
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20140624-0055002

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Virginia M. Rivas 2835 Brunswick Drive Nashville, TN 37207	GMFS, LLC 7389 Florida Blvd, Suite 200-A Baton Rouge, LA 70806	060160-05000

THIS INDENTURE, made this 23rd day of June, 2014 between

Tamasoa J. Patton

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Virginia M. Rivas, an unmarried woman

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows:

Land in Davidson County, Tennessee, near Nashville, being part of Lot Number 40 on the Map of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for said County, and described as follows: Beginning at a point at the Southwest intersection of Brunswick Drive and a 5O foot proposed roadway running South of and along the Northerly line of Lot 40 on said plan, said roadway running Westerly from Brunswick Drive to the Easterly margin of Alhambra Circle; thence Westerly with the margin of said proposed roadway, 109.6 feet to point; thence Southerly 80 feet to a point in the line between Lots 40 and 53; thence with the line between said lots Easterly 109.6 feet to the Westerly margin of Brunswick Drive; thence with the margin of the same Northerly 80 feet to the beginning.

Being the same property conveyed to Tamasoa Patton by Quitclaim Deed dated 12/20/12 from Bennett E. Tyler and Paquita Tyler of record in Instrument No. 20121226-0118842, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2835 Brunswick Drive, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Tamasoa J. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tamasoa J. Patton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 23rd day of June, 2014.

Notary Public My Commission Expires: ~~TENNESSEE~~

RONALD GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $80,000.00.

Affiant

Sworn to and subscribed before me, this 23rd day of June, 2014.

Notary Public My Commission Expires:

RONALD GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 6, 2018