G-26174-4
Box 14

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140047236 DEEDWARR
Recvd: 07/02/14 12:52 2 pgs
Fees:13.00 Taxes:440.30
20140702-0058278

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2014.

Notary Public
My commission expires: 11/6/17

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1406-49091

Address of New Owner:	Send Tax Bills to:	Tax Information
Joel Martinez 802 Greymont Dr. Nashville TN 37217	Farmington Mortgage a division of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	120-05-0-136.00

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, Anita Paris Swift and Jimmy Paris, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joel Martinez and Silvia Becerra, * 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: *husband and wife

Land in Davidson County, Tennessee, being the easterly part of Lot No. 438, on the Map of Glengarry Park, Section IV of record in Book 2900, Page 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 438, fronts 74 feet on the southwesterly margin of Gregmont Drive and extends back 162 feet on the northerly line measuring 74.1 feet thereon.

Being the same property conveyed to Velma Lorene Paris by deed from James R. Lester, dated April 16, 1997, recorded April 18, 1997, of record in Book 10421, Page 462, Register's Office for Davidson County, Tennessee. The said Velma Lorene Paris having since died intestate on May 21, 2012. She was survived by Anita Paris Swift and Jimmy Paris as her only heirs at law. The Estate of Lorene Hines Paris was filed for Administration in Docket No. 12P-1069 in the Office of the Davidson County Probate Clerk. See also Personal Representative's Deed dated January 18, 2013, recorded January 22, 2013, of record in Instrument No. 20130122-0006696, said Register's Office.

This property is not the primary residence of the grantors, their spouses or any dependants.

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 802 Greymont Dr., Nashville, TN 37217

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 30th day of June, 2014.

Anita Paris Swift

Jimmy Paris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anita Paris Swift and Jimmy Paris, 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 Brentwood, TN, this 30th day of June, 2014.

State of Tennessee at Large

My Commission expires 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON