RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S, 2nd Floor
Nashville, Tennessee 37212

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1160

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles A. Cardona 6 Arden Lane Commack, NY 11725	SAME AS NEW OWNER	071-16-0-024.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2014.

Notary Public

My Commission Expires: 5-2-2016
(Affix Seal)

Angela K. Robertson
State of Tennessee Notary Public
Davidson County

BILL GARRETT, Davidson County
Trans:T20140049589 DEEDWARR
Recvd: 07/11/14 10:52 2 pgs
Fees:13.00 Taxes:444.00
20140711-0061193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Jose Carpio, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Charles A. Cardona ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 19 on the Plan of Subdivision of the Joe Brown Estate, of record in Book 843, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Jose Carpio, by Warranty Deed from The Bank of New York as Trustee for the Certificate Holders of CWABS Inc Asset Backed Certificates, Series 2006-23, dated April 7, 2009, of record in Instrument No. 20090429-0038759, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1310 Jones Avenue, Nashville, TN 37207**

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying his prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **9th** day of **July, 2014.**

GRANTOR(S)

Jose Carpio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jose Carpio** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **9th** day of **July, 2014.**

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

My Commission Expires: