BILL GARRETT, Davidson County
Trans:T20140051550 DEEDWARR
Recvd: 07/17/14 14:20 2 pgs
Fees:13.00 Taxes:96.20
20140717-0063457

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-7010

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF June, 2014.

Notary Public

Commission Expiration: 4/20/15

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Enrique Romero Garcia	**Enrique Romero Garcia**	**08106035300**
1713 Underwood St	1713 Underwood St	
Nashville, TN 37208	Nashville, TN 37208	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Bradley S. Fields

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Enrique Garcia Romero

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 16 on Map of the Nichol Property as of record in Book 31, page no. 603, Register's Office for Davidson County, Tennessee and a 20 foot strip of ground in the rear of said lot the entire tract being more fully described as follows:

Beginning in the center line of the 24th Avenue North, the northwest corner to Wesley Hyde property formerly owned by L.O. Moore; thence with Moore's west line north 50 feet, thence west 170 feet to the center line of 24th Avenue North; thence south along the center line of said avenue 60 feet to the beginning.

Being the same property conveyed to Terrance Brown on 04/29/2003 by deed from Marjorie Tansil, filed for record on 04/29/2003 in Instrument No. 20030429-0057149, in the Register's Office for Davidson County Tennessee.

Being the same property conveyed to Regions Bank on 02/05/2010 by Trustee's Deed from Wendy Geurin Smith, filed for record on 02/12/2010 in Instrument No. 20100212-0010973, in the Register's Office for Davidson County Tennessee.

Being the same property conveyed to Bradley S. Fields on 01/10/2011 by Final Decree Confirming Sale from Metropolitan Government of Nashville and Davidson County, filed for record on 11/17/2011 in Instrument No. 2011117-0090175, in the Register's Office for Davidson County Tennessee.

This Warranty Deed represents the consummation of one Contract for Deed between Bradley S. Fields, known as the "Seller", and Enrique Romero Garcia, known as the "Purchaser", dated 03/10/2014 and filed for record on 03/31/2014 in Instrument No. 20140331-0026572, in the Davidson County Register's Office of Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **2014 24th Ave., North, 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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 20 day of June, 2014.

Bradley S. Fields

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bradley S. Fields,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 20 day of June, 2014.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY