BILL GARRETT, Davidson County
Trans:T20140061828 DEEDWARR
Recvd: 08/21/14 09:10 2 pgs
Fees:13.00 Taxes:492.10

20140821-0076153

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM CO

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Hermelinda Ayala Flores 2624 Woodberry Drive Nashville, TN 37214	New Owner	Map 096 Parcel 05-064.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dan Robinson, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Maria Hermelinda Ayala Flores, an unmarried person

Hereinafter called the grantees, their heirs 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. 114 and the westerly half of lot No. 115 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117-119, Register's Office for Davidson County, Tennessee.

Said Lot No. 114 and part of Lot 115 fronts together 117 feet on the northerly side of Woodberry Drive and extends back 263.4 feet on the westerly line and 280.75 feet, more or less, on the easterly line to a dead line, measuring 117.9 feet thereon.

Being the same property conveyed to Dan Robinson, married by Deed from Robert W. Gregory, unmarried, a 1/2 interest and Arthur Tyree Gregory, III, married, a 1/8 interest, Joshua Kyle Gregory, married, a 1/8 interest, Brandy Nichole Roder, unmarried, a 1/8 interest and Andrew T. Gregory, unmarried, a 1/8 interest dated March 20, 2014 of record in Instrument Number 20140324-0023998, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) All matters affecting said premises as shown on Plat of record in Plat Book 2133, Pages 117-119, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2624 Woodberry Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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(s) this 15 day of August, 2014.

Dan Robinson
Dan Robinson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dan Robinson, with whom I am personally acquainted, (or who 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, at office, this 15th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076