BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064823 DEEDWARR
Recvd: 09/02/14 11:34 2 pgs
Fees:13.00 Taxes:410.70
20140902-0079668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Christa Shreffler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 7, 2017

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JOHN GREGORY HARDEMAN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christa Shreffler	New Owner	
(NAME)	(NAME)	91-10-266
P.O. Box 50725		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ROXANA GUARDADO, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUNNE CHRISTA SHREFFLER, MARRIED,** 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 part of Lot No. 10 on the plan of the B.F. Cockrill Farm, as of record in Book 161, Pages 134 and 135, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Snyder Avenue, formerly Foster Avenue, 1994 feet North of the Northwest corner of the property conveyed to Ira B. Hooper, and wife, by Deed from W.A. Gailey and wife, of record in Book 1036, Page 59, said Register's Office; thence with the center of said Avenue, Northwardly 50 feet, more or less; thence South 69 3/4 degrees East 350 feet, more or less, to the Westerly line of Lot No. 8; thence with said line South 20 1/4 degrees West 50 feet, more or less; thence North 69 3/4 degrees West 350 feet, more or less, to the beginning.

Being the same property conveyed by Quitclaim Deed from Jose Canizalez to Roxana Guardado as recorded on the 12th day of March, 2014 in Instrument No. 20140312-0020747 and Warranty Deed from Betsy Lynn Harrington aka B.L. Harrington to Roxana Guardado, an unmarried woman and Jose Canizalez as recorded on the 7th day of September, 2005 in Instrument No. 20050907-0107743, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 161, Page(s) 134 and 135, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 520 Snyder Ave., Nashville, TN 37209

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 29 day of August, 2014.

Roxana Guardado

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roxana Guardado, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of August, 2014.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017