(1)

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2014.

Notary Public

My commission expires: 10/23/18

COURTNEY K. BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2018

BILL GARRETT, Davidson County
Trans:T20140091550 DEEDWARR
Recvd: 12/08/14 10:32 2 pgs
Fees:13.00 Taxes:654.90
20141208-0112090

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
STONE PEAK, LLC	Stone Peak, LLC	**07305002300**
1915 AVALON DR	242 West Main #405	
NASHVILLE, TN 37216	Hendersonville, TN 37075	

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 ACKNOWLEDGE, WE,

ALCIRA ISOLINA ROBLES PACHECO (F/K/A: ALCIRA ESPINOZA), SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STONE PEAK, LLC

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. 13 ON THE PLAN OF VIRGINIA MANOR, AS OF RECORD IN BOOK 1835, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 70 FEET ON THE NORTHWESTERLY MARGIN OF AVALON DRIVE AND RUNS BACK BETWEEN LINES, 165.96 FEET ON THE EASTERLY LINE AND 167.24 FEET ON THE WESTERLY LINE TO A DEAD LINE, ON WHICH IT MEASURES 70.01 FEET.

BEING THE SAME PROPERTY CONVEYED TO ALCIRA ESPINOZA, BY WARRANTY DEED FROM JUDY SPICER AND JAMES D. DRYDEN, DATED 03/20/2006 AND RECORDED ON 03/27/2006 IN INSTRUMENT NUMBER 20060327-0034607, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1915 AVALON DR, NASHVILLE, TN 37216.

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 in 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/our hand(s) this 5th day of December, 2014.

ALCIRA ~~ISOLINA~~ ROBLES PACHECO

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, ALCIRA ISOLINA ROBLES PACHECO, the within named Grantor(s), 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, at office, this 5th day of December, 2014.

Notary Public

My Commission Expires: 02-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY