#9055

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Subscribed and sworn to before me, this 9 day of December, 2014.

Notary Public
My commission expires:

06-1411-75878

Address of New Owner:	Send Tax Bills to:	Tax Information
Alejandro Triana	U.S. Bank N.A.	150-01-0-067.00
215 Whorley Dr.	3180 Rider Trail S.	
Nashville TN 37217	Earth City MO 63045	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Signs married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alejandro D. Toro Triana and Lisett Maria Naranjo husband and wife, hereinafter called the Grantees, their successors 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. 248, on the Plan of Section Three, Edge-O-Lake Estates, of record in Book 3600, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Signs, married by deed from Secretary of Housing and Urban Development, of Washington, D.C., dated April 23, 2008, recorded May 1, 2008, of record in Instrument No. 20080501-0044497, Register's Office for Davidson County, Tennessee.

Elizabeth T. Kirschner, spouse of David Signs, hereby joins in the conveyance to convey any and all right, title, claim or interest she may have in and to said property, marital or otherwise.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 215 Whorley Dr., Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20140092638 DEEDWARR
Recvd: 12/11/14 09:54 2 pgs
Fees:13.00 Taxes:462.50
20141211-0113383

WITNESS my hand this 9 day of December, 2014.

David Signs

Elizabeth T. Kirschner

STATE OF TENNESSEE
COUNTY OF TN

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Signs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of December, 2014.

Vicki Greer
Notary Public

VICKI GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 01/09/2018

My Commission expires

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth T. Kirschner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt Juliet, TN, this 9 day of December, 2014.

Kathleen A Tomlinson
Notary Public

My Commission expires
12-27-15

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.