BILL GARRETT, Davidson County
Trans:T20150002394 DEEDWARR
Recvd: 01/12/15 08:57 2 pgs
Fees:13.00 Taxes:362.60
20150112-0002788

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of December, 2014.

Notary Public
My commission expires: 3/6/18

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-1412-38308

Address of New Owner:	Send Tax Bills to:	Tax Information
John Webb 119 Peachtree Street Nashville TN 37210	new owner	119-05-0-079.00

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, **Jose Alas and Isabel Alas, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Webb and wife, Lara Webb**, 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. 101, on the Map of Subdivision of Lot No's 3 and 4 and Parts of 5 and 6, Cumberland Nurseries, of record in Book 332, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jose Alas and Isabel Alas, husband and wife by deed from William Harold Binkley and Evelyn Diane Binkley, the Legal Heirs of Mildred Stacey, dated August 9, 2011, recorded August 15, 2011, of record in Instrument No. 20110815-0062807, Register's Office for Davidson County, Tennessee.

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 119 Peachtree Street, Nashville, TN 37210

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.

WITNESS my hand this 30th day of December, 2014.

Jose Alas

By David Alonso Alas, his Attorney-In-Fact
By David Alonso Alas, His Attorney-In-Fact

Isabel Alas

By David Alonso Alas, Her Attorney-In-Fact
By David Alonso Alas, Her Attorney-In-Fact

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 David Alonso Alas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Jose Alas and Isabel Alas and that he is authorized by Jose Alas and Isabel Alas to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, TN, this 30th day of December, 2014.

Notary Public at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3/4/15