NEW OWNER:

BRENDA PEREZ DE LA PENA
1729 UNDERWOOD ST
NASHVILLE, TN 37208

SEND TAX BILLS TO:
NEWOWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-1314

Map & Parcel 08115031100

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150004001 DEEDWARR
Recvd: 01/16/15 09:49 3 pgs
Fees:18.00 Taxes:173.90
20150116-0004646

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty-Seven Thousand and 00/100 Dollars ($47,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DOLLIE S. COLLINS, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BRENDA PEREZ DE LA PENA**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows: Being the northeasterly part of Lot No. 32 in Manlove's Addition to Nashville, a plan of which is of record in Book 21, Page 129, in the Register's Office for Davidson County, Tennessee, said northeasterly part of Lot No. 32 fronts 50 feet on the southerly side of Underwood Street, and runs back with the westerly line of Lot No. 33 on said plan, 130 feet, the west line of Lot 32, being 63 feet easterly from the easterly margin of Salem Street.

Being the same property conveyed to DOLLIE S. COLLINS by Quitclaim Deed from Gladys S. Corder, dated September 7, 2007, and of record in Instrument No. 20070912-0109607, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Deed of record in Instrument No. 20070720-0086432, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **1729 UNDERWOOD ST, NASHVILLE, TN 37208**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 21, Page 129, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 9th day of January, 2015.

Dollie S. Collins

DOLLIE S. COLLINS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DOLLIE S. COLLINS, unmarried**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of January, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 9-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$47,000.00** .

AFFIANT

Sworn to and subscribed to before me this 12th day of January, 2015.

NOTARY PUBLIC

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066