BOX 10-B

BILL GARRETT, Davidson County
Trans:T20150004124 DEEDWARR
Recvd: 01/16/15 12:17 2 pgs
Fees:13.00 Taxes:462.50
20150116-0004797

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

x Roxana Guardado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF JANUARY, 2015.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROXANA GUARDADO	**PINNACLE BANK**	**133-07-0-280.00**
(NAME) **233 NUNLEY DRIVE**	(NAME) **150 3RD AVE. SOUTH, SUITE 900**	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) **NASHVILLE, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GWEN BELT, MARRIED, AND MARCELLA BAKER, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ROXANA GUARDADO, SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 123, on the plan of Valley View Meadows, Section Three, of record in Plat Book 3700, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hugo D. Watts and wife, Minnie P. Watts from Harold Fraley and wife, Gail Fraley, of record in Book 5309, page 864, by deed dated July 7, 1978, said Register's Office. Being further conveyed to Hugo D. Watts by Quitclaim Deed from Minnie S. Watts dated August 23, 2007, of record in Instrument No. 20070827-0101990, said Register's Office. Being further conveyed to Gwen Belt and Marcella Baker by Quitclaim Deed from Hugo D. Watts dated September 4, 2007, of record in Instrument No. 20070906-0106762, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 3700, Page 93; Restrictive Covenants of record in Book 3673, Page 439, and made applicable in Book 4065, Page 277, and amended in Book 4082, Page 106; Sanitary Sewer Easement of record in Book 3182, Page 261, Book 3498, Page 196, and Book 3504, Page 80; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS PROPERTY HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS****

unimproved ( )
This is improved(X) property, known as **233 NUNLEY DRIVE, NASHVILLE, TN 37211**
(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.

Witness our hands this 15th day of January, 2015.

GWEN BELT

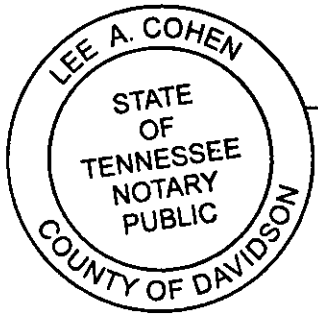
MARCELLA BAKER

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 **Gwen Belt and Marcella Baker,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of January, 2015.

My commission expires: **November 5, 2018**



Notary Public