THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1220

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Beiser 1214 Bell Grimes Lane Nashville, TN 37207	Sierra Pacific Mortgage Co. 6021 University Blvd. Suite 200. Ellicott City, MD 21043	041-07-0-033.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this the 24th day of April, 2015.

Dana Delworth
Notary Public
My Commission Expires: 10/18/16
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150032641 DEEDWARR
Recvd: 04/30/15 08:25 2 pgs
Fees:13.00 Taxes:499.50
20150430-0038553

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged. I/We **Jose Carpio,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua Beiser, an unmarried man,** hereinafter called the Grantee(s), 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 part of the Westerly part of Lot No. 3 on the Map of Lands of K.J. Morris, deceased, of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, described according to survey by John Kohl, dated November 9, 1968, as follows: said part of said lot fronts 68 fee on the northerly side of Bell Grimes Lane and extends back between parallel lines 200 fee to a rear line measuring 68 feet.

Being the same property conveyed to Jose Carpio by Special Warranty Deed from SRMOF II 2012-1 Trust, U.S. Bank Trust National Association, dated August 1, 2014, recorded August 12, 2014, of record in Instrument Number 20140812-0072800, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of Grantor, his spouse, or dependents, as defined by statute.

This is ☒ Improved OR ☐ Unimproved property located at: **1214 Bell Grimes Lane, Nashville, TN 37207**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of **April, 2015.**

GRANTOR(S)

Jose Carpio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jose Carpio** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 24th day of **April, 2015.**

DAVIDSON COUNTY
AMANDA VAUGHN
State of Tennessee Notary Public

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016