Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1184

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Francisco N. Nava-Aguirre and wife, April A. Nava**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Catherine Ruth Levins, single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Section Two, Lexington Point Subdivision, of record in Instrument No. 20010515-0049954, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Francisco N. Nava-Aguirre and wife, April A. Nava by Warranty Deed from Christian D. Litra AKA Christian D. Litra and wife, Florentina Litra, dated June 6, 2006, of record as Instrument No. 20060612-0069440, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8277 Boone Trace, Nashville TN, 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of May, 2015.

Francisco N. Nava-Aguirre

April A. Nava

BILL GARRETT, Davidson County
Trans:T20150039340 DEEDWARR
Recvd: 05/20/15 13:49 2 pgs
Fees:13.00 Taxes:821.40
20150520-0046650

State of Tennessee)
County of Davidson)

On this 18th day of May, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named April A. Nava and Francisco N. Nava-Aguirre, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 222,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of May, 2015.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Catherine Ruth Levins	F & M Bank	126-15-B-197.00
8277 Boone Trace	50 Franklin Street	
Nashville, TN 37221	Clarksville, TN 37040	