Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Affiant

CHARLOTTE A BURBANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
MY COMMISSION EXPIRES JUNE 27, 2016

Subscribed and sworn to before me, this 13th day of May, 2015.

Charlotte A Burbank
Notary Public
My commission expires:

04-1503-55488

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffery Davis 2808 Branwood Drive Nashville TN 37214	First Bank 310 Seaboard Ln., Ste 205 Franklin, TN 37067	096-13-0-082.00

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, Irene Valerio Navarrete, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffery Davis, unmarried man, 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. 107, on the Plan of Twin Lawn, of record in Book 2331, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Irene Valerio Navarrete, a single person by deed from Dorothy Moon f/k/a Dorothy M. Page, unmarried, dated October 19, 2009, recorded October 20, 2009, of record in Instrument No. 20091020-0096886, 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 2808 Branwood Drive, Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20150040451 DEEDWARR
Recvd: 05/26/15 11:16 2 pgs
Fees:13.00 Taxes:462.50
20150526-0047981

WITNESS my hand this 12th day of May, 2015.

Irene Valerio Navarrete.

Irene Valerio Navarrete

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Irene Valerio Navarrete, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Tampa (city), Florida (state), this 12 day of May, 2015.

Notary Public
State of ~~Tennessee at Large~~ Florida

My Commission expires:
October 29, 2016

ELIEL ALONSO
NOTARY PUBLIC
My Comm. Expires
October 29, 2016
No. EE 847384
STATE OF FLORIDA