BILL GARRETT, Davidson County
Trans:T20150049692 DEEDQC
Recvd: 06/22/15 14:05 3 pgs
Fees:17.00 Taxes:0.00
20150622-0059539

DEED OF GIFT

Address of new owner:	Send tax bills to:	Map-Parcel Number:
Hilda C.Villatoro	Owner	118-4-190
2229 Grandview Avenue		
Nashville, Tennessee 37211		

This instrument prepared from information furnished by the parties by:
John C. Morgan, 98 Alexandria Pike, Suite 10, Warrenton, VA 20186

THIS DEED of GIFT made and entered into this 22nd day of June, 2015, by and between HILDA C. VILLATORO, as Grantor, and her daughter, SAYURI M. GARCIA, unmarried, and HILDA C. VILLATORO, unmarried, as Grantees, whose address is 2229 Grandview Avenue, Nashville, Tennessee 37211.

W I T N E S S E T H:

NOW, THEREFORE, in consideration of the love and affection of the parties, one to another, and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Grantor does hereby grant and convey ~~with General Warranty~~ and quitclaim, unto the two Grantees, their respective heirs and assigns, as joint tenants with right of survivorship, all of the Grantor's right, title, and interest in and to all of the following described improved real estate in Davidson County, Tennessee, in fee simple, to-wit:

> THAT certain land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Rosedale Subdivision of record in Book 547, page 45, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of said Lot fronts 50.3 feet on the westerly side of Grandview Avenue and runs back between parallel lines measuring 151 feet, more or less, on the north line and 159.2 feet, more or less, on the south line, to a dead line in the rear, said dead line being the east boundary of the property conveyed to James C. Dickens, *et ux*, by deed of record in Book 3506, page 181, in said Register's Office.

AND BEING the same property that was conveyed to Hilda C. Villatoro, unmarried, by deed of record in instrument #20080229-0019898 in the said Register's Office, to which reference is hereby made.

~~TO HAVE AND TO HOLD the said land and premises, together with all rights, ways, appurtenances, and easements thereto belonging, or in any way belonging, or in any way appertaining unto the said Grantees and their successors in fee simple, forever.~~

The Grantor does hereby covenant that she is seized of the aforesaid land, and that the Grantees shall have quiet possession of the same, free from all encumbrances, except as aforesaid, and that the Grantor will execute such further assurances as may be deemed requisite, and that she has done no act to encumber the said property. This is improved property known as:

2229 Grandview Avenue, Nashville TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON:

The actual consideration for this transfer is $0.00.

H Villatoro
Affiant

Subscribed and sworn to before me this 22 day of June, 2015.

J B AVERY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 6, 2018

Notary Public

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION.

WITNESS the following signature and seal:

HILDA C. VILLATORO

STATE OF TENNESSEE
COUNTY OF DAVIDSON, to-wit:

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that Hilda C. Villatoro, whose name is signed to the foregoing Deed dated this 22 day of June, 2015, has personally appeared before me, and she has acknowledged the same by her signature before me.

Notary Public

My commission expires: March 6, 2018
My Registration Number is: _____

J B AVERY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 6, 2018