WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055388 DEEDWARR
Recvd: 07/09/15 08:56 2 pgs
Fees:13.00 Taxes:1295.00
20150709-0066533

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$350,000.00.**

Affiant

Subscribed and sworn to before me this 8th day of July, 2015.

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mario Avila	Wells Fargo Bank, N.A.	10514011300
2220 Grantland Avenue	6200 Park Avenue	
Nashville, TN 37204	Des Moines, IA 50321	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kenneth E. Schriver and wife, Anna W. Roe**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mario Avila and Elizabeth C. Avila, Husband and Wife** , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 5 and the southerly one half of Lot No. 4, Block 12, on the Plan of Yarbrough's Subdivision of Woodland, of record in Book 161, Page 87, Register's Office for said county.

Said Lot No. 5 and part of Lot No. 4 front together 75 feet on the easterly margin of Grantland Avenue and extend back between parallel lines, 165 feet to an alley in the rear.

Being the same property conveyed to Kenneth E. Schriver and wife, Anna W. Roe from Larry Lyda, single by Warranty Deed on July 11, 2014, of record in Instrument Number 20140714-0061762, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 87, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2220 Grantland Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 26, 2015.

Anna W. Roe

Anna W Roe by Kenneth E. Schriver, ATTORNEY-IN-FACT
BY: Kenneth E. Schriver, Attorney-in-fact

Kenneth E. Schriver
Kenneth E. Schriver

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kenneth E. Schriver** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 26, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Kenneth E. Schriver**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Anna W. Roe,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Anna W. Roe**, the bargainor(s), by the said **Kenneth E. Schriver**, as Attorney-in-Fact.

WITNESS my hand and seal, this 26 day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY