BILL GARRETT, Davidson County
Trans:T20150055503 DEEDWARR
Recvd: 07/09/15 10:37 2 pgs
Fees:13.00 Taxes:518.00
20150709-0066666

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $140,000.00 Affiant Subscribed and sworn to before me, this the 7th day of July, 2015. Notary Public My commission expires: 7-2-2018.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Riverside Development, LLC	New Owner	
131 Forest Retreat Road		061050014.02
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ROSA M. PETER FKA ROSA TREVINO-ALVAREZ, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RIVERSIDE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, being known as tract "B" on the unrecorded Map of the H.C. Pearson Property on Maplewood Lane and described according to a survey made by Collier Parrish & Associates, dated September 17, 1963.

Beginning at a point in the center of Maplewood Lane 100 feet Easterly from a point which is opposite the concrete monument set at the Southeast corner of Lot No. 356 on the Plan of Ora-Mar Acres, Section XX, as of record in Book 2663, page 113, Register's Office for said County, being the corner of Tracts "A" and "B"; thence with the line between said tracts North 4' 16" East 281.19 feet to a point; thence south 84' 09" east 161.77 feet to a point in the northwest corner of Tract "C" on said Plan; thence with the line between tracts "B" and "C" south 4' 16" west 276.71 feet to a point in the center of Maplewood Lane; thence with the center of the same, North 85' 44" West 161.55 feet to the point of beginning.

Being the same property conveyed to Rosa Trevino-Alvarez by Quitclaim deed from Frank H. Trevino and wife, Julia A. Trevino of record in Instrument No. 20061214-0154243, Scrivener's Affidavit at Instrument No. 20150330-0027381 Register's Office for Davidson County, Tennessee, dated November 2, 2006 and recorded on December 14, 2006.

** Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 535 Maplewood Lane, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of July, 2015.

Rosa M. Peter FKA Rosa Treviño-Alvarez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rose M. Peter FKA Rosa Trevino-Alvarez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of July, 2015.

Notary Public

My Commission Expires: 7-2-2018

