BILL GARRETT, Davidson County
Trans: T20150056015 DEEDWARR
Recvd: 07/10/15 11:19 2 pgs
Fees: 13.00 Taxes: 260.92
20150710-0067275

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0931

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,519.00

Affiant

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of July, 2015

Notary Public
Commission Expires: 1-8-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jaime S. Drown 1715 17th Avenue North Nashville, TN 37208	Jaime S. Drown 606 St Blaise Road Gallatin. TN 37066	08111018100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rodrigo A. Giron, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jaime S. Drown and Ryan Moriarity

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a part of the Northerly Half of the Easterly part of Lot No. 394 on the Plan of McGavock, Wetmore and Others 2nd Addition to Nashville, called "The Addition to the Town of McGavock", as of record in Book 21, at Page 41, Register's Office for Davdison County, Tennessee.

The said part of Lot No. 394 begins in the Westerly margin of James Street, now 17th Avenue North, at the Northeasterly corner of said Lot No. 394 and extends Southerly with 17th Avenue 50 feet and extends back Westerly between parallel lines and with the dividing line between said Lot No. 395 and Lot No. 395 100 feet.

Being the same property conveyed to Rodrigo A. Grion, by Special Warranty Deed from TCIF REO GCM, L.L.C., dated 06-05-2006 and recorded 06-29-2006 in Instrument No. 20060629-0077805, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1715 17th Avenue North, Nashville, TN 37208.

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 and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of July, 2015.

Rodrigo A. Giron 7-6-15
Rodrigo A. Giron

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rodrigo A. Giron** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of July, 2015.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 3/21/17