BILL GARRETT, Davidson County
Trans:T20150056690 DEEDWARR
Recvd: 07/13/15 15:21 2 pgs
Fees:13.00 Taxes:1294.63
20150713-0068141

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $349,900.00

Affiant

Subscribed and sworn to before me, this the 9th 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:
Sean T. Sly	Avenue Bank	
2416 A Chapel Avenue	3823 Cleghorn Avenue	072140G00100CO
Nashville, TN 37206	Nashville, TN 37215	

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, **JAVIER GARRIDO CARRASCO, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN T. SLY, UNMARRIED**, 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 Davidson County, Tennessee, being Unit No. A on the Plan of Cottages at 2416 Chapel Avenue, a Horizontal Property Regime, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140219-0014314, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to R. Gregg Poole by Special Warranty deed from United Companies Lending Corporation of record in Instrument No. 20020517-0060871 Register's Office for Davidson County, Tennessee, dated May 15, 2002 and recorded on May 17, 2002.

Being the same property conveyed to Regal Homes, Inc. by Final Decree Confirming Sale from Davidson County Clerk and Master of record in Instrument No. 20130905-0093795, Register's Office for Davidson County, Tennessee, dated August 19, 2013 and recorded on September 5, 2013, and in Docket No. 12-368-I, Chancery Court for Davidson County.

Also being the same property conveyed to Regal Homes Co, a Tennessee corporation, by Quitclaim deed from R. Gregg Poole of record in Instrument Number 20130925-0100632, said Register of Deeds.

Being the same property conveyed to Javier Garrido Carrasco by Warranty deed from Regal Homes Co, a Tennessee corporation of record in Instrument No. 20131126-0121338 Register's Office for Davidson County, Tennessee, dated November 22, 20123 and recorded on November 26, 2013.

Also being the same property conveyed to Javier Garrido Carrasco from Haven L. Brown in Instrument Number 20140415-0031396 and from Matthew B. Frazier in Instrument Number 20140415-0031399.

**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 known as 2416 A Chapel Avenue, Nashville, TN 37206.

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 9th day of July, 2015.

Javier Garrido Carrasco
Javier Garrido Carrasco

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 Javier Garrido Carrasco, 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 9th day of July, 2015.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-2018

