THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074624** BILL GARRETT, Davidson County Trans:T20150060057 DEEDWARR Recvd: 07/23/15 09:07 2 pgs Fees:13.00 Taxes:214.60 20150723-0072139	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $58,000.00. Paul N. Worley Affiant Subscribed and sworn to before me, this 21st day of July, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Paul Worley 112 ELBERTA ST Nashville TN 37210-5204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-05-0-233.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Claudia Lorena Altamirano, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Worley**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 60 feet of the Southerly 156.5 feet of Lot No. 186, on the Plan of the Resubdivision of Lots No. 3 and 4, and Parts of Lots 5 and 6 in Cumberland Nurseries, as shown on plat of record in Plat Book 332, Page 148, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said part of lot fronts 60 feet on the Northerly side of Elberta Street and runs back between parallel lines, along the West margin of the first alley East of Foster Avenue, 155.6 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from Alexander Lopez to Claudia Lorena Altamirano as recorded on the 17th day of September, 2010 in Instrument No. 20100917-0074038 and Warranty Deed from Janice A. Watson to Alexander Lopez married as recorded on the 23rd day of July, 2001 in Instrument No. 20010723-0077760, in the Register's Office of Davidson County, Tennessee.

Said property is not marital residence of Grantee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 148.

This is improved property located at 112 ELBERTA ST Nashville, TN 37210-5204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2015.

Claudia Lorena Altamirano

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Claudia Lorena Altamirano, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2015.

Notary Public

My Commission Expires: _____

