This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 08/05/15 13:59 3 pgs
Fees:18.00 Taxes:769.60
20150805-0078002

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Elliot Brown	**Elliot Brown**	**08116030600**
206 Bobwood Drive	**208 Bobwood Drive**	
Mt. Juliet, Tennessee 37122	**Mt. Juliet, Tennessee 37122**	

****

That **Alfredo Cambronero and wife, Ginette Cambronero** (herein called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors in hand paid by **Elliot E. Brown** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these present do **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 29 on the Westerly 16-2/3 feet of Lot No. 28 on the Plan of McGavork's and other First Addition in Nashville called the "Town of McGavock" of record in Plat Book 21, Page 23, 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 Lot No. 29 and part of Lot No. 28 front together 66-2/3 feet on the southerly side of Scovel Street and run back between parallel lines 150 feet more or less, to the noerly margin of Madison Street and front 66 2/3 feet on said street.

Being the same property conveyed to Alfredo Cambronero and wife, Ginette Cambronero by Warranty Deed from Church of God Sanctified, Inc., a Tennessee Corporation of record in Instrument No. 20040510-0053193 Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on May 10, 2004. (Value of consideration shown in aforementioned deed $70,000.00.)

Being also known as: 1047 Scovel Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and

assigns, forever, subject to those matters as set forth herein.

The Grantors covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the 3d day of ~~July~~ August, 2015.

Alfredo Cambronero

Ginette Cambronero

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Alfredo Cambronero and wife, Ginette Cambronero,** the Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 3d day of ~~July~~ August, **2015.**

Notary Public

My Commission Expires: 1-8-2019

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$208,000.00**.

Sworn to and subscribed before me this 3d day of ~~July~~ August, **2015.**

Affiant

Notary Public

My Commission Expires: 12.6.16

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

