BILL GARRETT, Davidson County
Trans: T20150070296 DEEDWARR
Recvd: 08/20/15 11:16 2 pgs
Fees: 13.00 Taxes: 658.60
20150820-0084001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$178,000.00** (One Hundred Seventy Eight Thousand).

AFFIANT

Subscribed to and sworn before me this 14th day of August, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT 18 2016 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Michael L. Quave 2130A & 2132 Guaranty Drive Nashville, TN 37214	Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	09501000400 & 09501007300

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, **BYRON R. ACEITUNO AND WIFE, BRENDA L. ACEITUNO,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MICHAEL L. QUAVE, UNMARRIED MAN** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Tract 1: Being Lot No. 2 on the Plan of Re-Subdivision of Lot No. 161, Donelson Hills, Section 2, of record in Book 5060, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 2: Being Lot No. 1 on the Plan of Re-Subdivision of Lot No. 161, Donelson Hills, Section 2, of record in Book 5060, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Byron R. Aceituno by deed from Blanca I. Linares, of record in Instrument #20120626-0056074, Register's Office for Davidson County, Tennessee dated 06/26/2012 and recorded 06/26/2012.

Being also known as 2130A & 2132 Guaranty Drive, Nashville, TN 37214.

Brenda L. Aceituno, spouse of Byron R. Aceituno, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2130A & 2132 GUARANTY DRIVE** **NASHVILLE, TN 37214**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2015073927

WITNESS, this 14th day of August, 2015

Byron R. Aceituno

Brenda L. Aceituno

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of August, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Byron R. Aceituno and Brenda L. Aceituno** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 14th day of August, 2015.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016