BILL GARRETT, Davidson County
Trans:T20150082773 DEEDWARR
Recvd: 09/29/15 11:53 2 pgs
Fees:13.00 Taxes:666.00
20150929-0098782

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $180,000.00.

Affiant

Subscribed and sworn before me this the 25th day of September, 2015.

Notary Public
My commission expires: 3-20-18

MARY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anna L. Quintero	JP Morgan Chase Bank, NA	073-01-0-118.00
2100 Fremont Avenue	1820 E. Sky Harbor Cir S Flr 2	
Nashville, TN 37216	Phoenix, AZ 85034	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN M. PUSEY AND WIFE, GAIL V. PUSEY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANNA L. QUINTERO, A SINGLE WOMAN AND ANTHONY H. GARCIA, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Highland View of record in Plat Book 1424, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Fremont Avenue at the corner of Lots 10 & 11; thence with the line between said lots, Southerly 146.5 feet; thence Westerly 123.9 feet to the corner of Lots 10 & 28 in the Easterly margin of Milton Drive; thence with the margin of the same, Northerly 105 feet to the beginning of a curve; thence around said curve Northeasterly 66.3 feet to the Southerly margin of Fremont Avenue; thence with the margin of same, Easterly 34.6 feet to the beginning.

Being the same property conveyed to Stephen M. Pusey and wife, Gail V. Pusey by deed from Carolyn B. Edwards and William Ray Basham, Virginia B. Denny and Carl E. Basham, devisees under the Last Will and Testament of William E. Basham, deceased of record in Instrument No. 20020701-0078606 Register's Office for Davidson County, Tennessee, dated June 25, 2002 and recorded on July 01, 2002.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2100 Fremont Ave., Nashville, TN 37216.

SP SP

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of September, 2015.

Stephen M. Pusey

Gail V. Pusey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen M. Pusey and Gail V. Pusey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2015.

My commission expires:

1/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY