BILL GARRETT, Davidson County
Trans:T20150092148 DEEDWARR
Recvd: 10/29/15 09:52 2 pgs
Fees:13.00 Taxes:738.15
20151029-0110043

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Montgomery

The actual consideration or value, whichever is greater, for this transfer is 199,500.00

Rachel Bellamy
Affiant

Subscribed and sworn to before me, this 27th day of October, 2015.

JAYCIE N. RIVERA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires: 11/17/18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kurio Properties LLC	**CASH**	**10511026000**
614 Benton Ave	New Owner	
Nashville, TN 37204		

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 ACKNOWLEDGE, WE,

Raul Torres Cordova, an unmarried man.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kurio Properties LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No 23 on the plan of Vine Hills, John W Morton's first Addition, as of record in Book 161, page 12, Register's Office for Davidson County,Tennessee.
Said Lot No 23 fronts 50 feet on the northerly side of Benton Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Raul Torress Cordova, an unmarried man from Juan Manuel Gonzalez, an unmarried man by Quitclaim Deed dated 10/26/15, and recorded in Instrument No. 20151027-0109222, said Davidson County Register's Office.

Also Being the same property conveyed to Raul Torres Cordova, an unmarried man and Juan Manuel Gonzalez, an unmarried man from T.P. Stephens Jr, an unmarried man by Warranty Deed dated 7/7/05, recorded on 7/11/05, and recorded in Instrument No 20050711-0079761, said Davidson County Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 614 Benton Ave, Nashville, TN 37204.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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/our hand(s) this 27th day of October, 2015.

Raul Torres Cordova

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Raul Torres Cordova, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY