THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 331,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Nov, 2015 Notary Public MY COMMISSION EXPIRES: March 6, 2016 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Vallarino and Neith Ann Elizabeth Vallarino	NEW OWNER	
4205 Colorado Ave		103-04-0-260-00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Connie S. Gray, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Vallarino and wife, Neith Ann Elizabeth Vallarino,**

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:

Land in Davidson County, Tennessee, being Lot No. westerly half of Lot No. 28 on the Plan of West End Annex as subdivided by Sylvan Park Land Company of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 fronts 50 feet on the southerly margin of Colorado Avenue, formerly Ninth Street, and extends back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to Connie S. Gray, Unmarried by Warranty deed from Edwin A. Groves and wife, Linda J. Groves and Dan Duer and wife, Janie Duer of record in Book 8853, page 604, Register's Office for Davidson County, Tennessee, dated January 20, 1993 and recorded on February 1, 1993.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated between the parties and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4205 Colorado Avenue, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans: T20150100544 DEEDWARR
Recvd: 11/25/15 13:42 2 pgs
Fees: 13.00 Taxes: 1226.55
20151125-0119816

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 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 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 hand this the 23rd day of November, 2015.

Connie S. Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Connie S. Gray** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of November, 2015.

My Commission expires: March 8, 2016

Notary Public

