BOX #14

G#27997-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150106175 DEEDWARR
Recvd: 12/16/15 10:25 2 pgs
Fees:13.00 Taxes:814.00
20151216-0126408

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Peggy Newman	**"New Owner"**	**10507015300**
1306 Belmont Park Court		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Salvador Lara and wife, Oliva G. Lara

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

Peggy Newman

HEREINAFTER CALLED THE GRANTEE, HER 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. 1 on the Plan of a Subdivision of Block A and D Merritt Property, of record in Book 421, Page 153, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 50 feet on the westerly side of Little Hamilton Avenue and extends back between parallel lines 177-1/2 feet to an alley.

BEING the same property conveyed to Salvador Lara and wife, Oliva G. Lara, by Warranty Deed dated July 19, 1995, from William W. Bilbrey and wife, Wilma Lois Bilbrey, of record in Book 9737, Page 199, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 421, Page 153, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and were paid by the Grantors herein and subsequent years, not yet due and payable.

This is unimproved property, known as: **1311 Little Hamilton Avenue, Nashville, TN 37203**.

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 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/our hand(s) this **15th** day of **December, 2015.**

Salvador Lara
Salvador Lara

Oliva Lara
Oliva G. Lara

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Salvador Lara and wife, Oliva G. Lara,** the within named sellers, 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 at Nashville, Tennessee, this **15th** day of **December, 2015.**

Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017